

Financial reporting developments

A comprehensive guide

Lease accounting

Accounting Standards Codification 842,
Leases

March 2019

To our clients and other friends

Accounting Standard Codification (ASC) 842, *Leases*, requires most leases to be recognized on the balance sheet and requires enhanced disclosures. The Financial Accounting Standards Board (FASB or Board) believes this will result in a more faithful representation of lessees' assets and liabilities and greater transparency about the lessee's obligations and leasing activities than the legacy guidance in ASC 840, *Leases*, which doesn't require lessees to recognize assets and liabilities arising from operating leases.

The FASB held joint deliberations with the International Accounting Standards Board (IASB), which issued a similar standard (IFRS 16 *Leases*). However, there are significant differences between the FASB and IASB standards (e.g., lessees do not classify leases under IFRS and can elect to account for leases of low-value assets under a model similar to today's operating leases). Appendix D of this publication summarizes differences between US GAAP and IFRS. Under ASC 842, leases are accounted for based on what the FASB refers to as a "right-of-use model." The model reflects that, at the commencement date, a lessee has a financial obligation to make lease payments to the lessor for its right to use the underlying asset during the lease term. The lessor conveys that right to use the underlying asset at lease commencement, which is the point in time when it makes the underlying asset available for use by the lessee.

Entities will need to focus on whether an arrangement contains a lease or a service agreement because there are significant differences in the accounting. Although ASC 842 changes how the definition of a lease is applied, we believe that the assessment of whether a contract contains a lease will be straightforward in most arrangements. However, judgment may be required in applying the definition of a lease to certain arrangements, particularly those that include significant services.

ASC 842 requires lessees to classify most leases as either finance or operating leases. Lessors classify all leases as sales-type, direct financing or operating leases. While ASC 842 and ASC 840 use the same or similar terms for lease types for lessees and lessors, lease classification under the two standards could differ because the classification tests are not identical. ASC 842 eliminates ASC 840's bright lines (e.g., the "75% of economic life" and "90% of fair value" tests) and modifies the lessor classification criteria. The guidance also eliminates ASC 840's real estate-specific provisions for lessees and lessors. Lease classification is important in determining how and when a lessee and a lessor recognize lease expense and revenue, respectively, and what assets a lessor records.

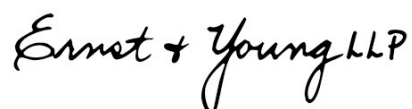
For lessees, the income statement presentation and expense recognition pattern for finance leases is similar to that of today's capital leases (i.e., separate interest and amortization expense with higher periodic expense in the earlier periods of a lease). For operating leases, the income statement presentation and expense recognition pattern is similar to that of ASC 840's operating leases (i.e., a single lease cost is generally recognized on a straight-line basis).

ASC 842 does not make fundamental changes to today's lessor accounting model. However, the guidance modifies what qualifies as a sales-type and direct financing lease as well as the related accounting.

ASC 842 is effective for public business entities (PBEs)¹ and certain not-for-profit entities and employee benefit plans² for annual periods beginning after 15 December 2018 (i.e., 1 January 2019 for a calendar-year entity), and interim periods within those years. For all other entities, it is effective for annual periods beginning after 15 December 2019 (i.e., 1 January 2020 for a calendar-year entity), and interim periods the following year. Early adoption is permitted for all entities.

ASC 842's transition provisions are applied using a modified retrospective approach. Full retrospective application is prohibited. An entity can choose to apply the provisions at the beginning of the earliest comparative period presented in the financial statements or at the beginning of the period of adoption.

The views we express in this publication represent our perspectives as of March 2019. We may identify additional issues as we analyze the standard and entities continue to interpret it, and our views may evolve during that process. We expect to periodically update our guidance to provide the latest implementation insights. Appendix E of this publication summarizes significant changes since the previous edition.

The logo for Ernst & Young LLP, written in a cursive, handwritten-style font.

March 2019

¹ See the ASC Master Glossary for the definition of a public business entity.

² Not-for-profit entities that have issued, or are conduit bond obligors for, securities that are traded, listed or quoted on an exchange or an over-the-counter market and employee benefit plans that file or furnish financial statements with or to the SEC.

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Notice to readers:

This publication includes excerpts from and references to the FASB Accounting Standards Codification (the Codification or ASC). The Codification uses a hierarchy that includes Topics, Subtopics, Sections and Paragraphs. Each Topic includes an Overall Subtopic that generally includes pervasive guidance for the topic and additional Subtopics, as needed, with incremental or unique guidance. Each Subtopic includes Sections that in turn include numbered Paragraphs. Thus, a Codification reference includes the Topic (XXX), Subtopic (YY), Section (ZZ) and Paragraph (PP).

Throughout this publication references to guidance in the codification are shown using these reference numbers. References are also made to certain pre-codification standards (and specific sections or paragraphs of pre-Codification standards) in situations in which the content being discussed is excluded from the Codification.

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1 Scope and scope exceptions

A lease is a contract, or part of a contract, that conveys the right to control the use of identified property, plant or equipment. Under a lease, the party obtaining the right to use the leased property is referred to as a lessee, and the party conveying the right to use the property is referred to as a lessor. Accounting guidance discussed in this publication for lease arrangements for both lessees and lessors under US GAAP is primarily contained in ASC 842 and is applicable to all entities.

1A Amendments to ASC 842 (updated March 2019)

Land easement practical expedient (ASU 2018-01)

The FASB issued a final Accounting Standards Update (ASU) to provide an optional transition practical expedient that permits an entity to continue applying its ASC 840 policy for accounting for land easements that existed as of, or expired before, the effective date of ASC 842. An entity that elects the practical expedient is required to apply it to all of its existing or expired land easements that were not previously accounted for under ASC 840. The ASU clarifies that an entity will evaluate whether land easements entered into or modified on or after the effective date meet the definition of a lease under ASC 842 before applying the guidance in ASC 350-30, *Intangibles – Goodwill and Other – General Intangibles Other Than Goodwill*. Refer to section 1.1.3, *Land easements*.

Codification improvements (ASU 2018-10)

The FASB issued a final ASU to clarify how to apply certain aspects of the new leases standard. The clarifications address the following:

- ▶ Lease term and purchase options (refer to section 2.3)
- ▶ Lessor reassessment of lease term and purchase options (refer to sections 2.3.6.2, 5.2.4 and 5.3.4)
- ▶ Variable lease payments that depend on an index or rate (refer to section 2.4.2)
- ▶ Rate implicit in the lease (refer to sections 2.5 and 2.5.1)
- ▶ Investment tax credits (refer to section 3.4.6.1)
- ▶ Lessee reassessment of lease classification (refer to section 3.5)
- ▶ Impairment of net investment in the lease (refer to section 5.2.3)
- ▶ Effect of initial direct costs on rate implicit in the lease (refer to section 5.5)
- ▶ Unguaranteed residual asset (refer to section 5.7.1)
- ▶ Failed sale and leaseback transaction (refer to section 7.4)
- ▶ Certain transition adjustments (refer to sections 11.3 and 11.4)
- ▶ Transition guidance for leases previously classified as capital leases under ASC 840 (refer to section 11.3.1)
- ▶ Transition guidance for modifications to leases previously classified as direct financing or sales-type leases under Topic 840 (refer to section 11.4.1)
- ▶ Transition guidance for sale and leaseback transactions (refer to section 11.5.1)
- ▶ Transition guidance for amounts previously recognized in business combinations (refer to section 11.5.2)

Targeted improvements (ASU 2018-11)

The FASB issued a final ASU providing an optional transition method that allows entities to continue to apply the guidance in ASC 840, including its disclosure requirements, in the comparative periods presented in the year that they adopt the new leases guidance in ASC 842. The Board also amended ASC 842 to provide a practical expedient that allows lessors to elect, by class of underlying asset, to not separate lease and associated non-lease components if certain criteria are met. Refer to sections 1.4.2.4, *Practical expedient to not separate lease and non-lease components – lessors*, and 11.2, *Transition*, for further discussion

Narrow-Scope Improvements for Lessors (ASU 2018-20)

The FASB issued ASU 2018-20, *Narrow-Scope Improvements for Lessors*, which amended ASC 842 to allow lessors to make an accounting policy election not to evaluate whether sales taxes and similar taxes imposed by a governmental authority on a specific lease revenue-producing transaction and collected by the lessor from the lessee are the primary obligation of the lessor as owner of the underlying leased asset. A lessor that makes this election must exclude from the consideration in the contract and from variable payments not included in the consideration in the contract all taxes within the scope of the election and make additional disclosures. The amendments also require a lessor to exclude lessor costs paid directly by a lessee to third parties on the lessor's behalf from variable payments, but lessor costs that are paid by the lessor and reimbursed by the lessee are required to be included in variable payments. Refer to section 1.4.4, *Determining, allocating and reassessing the consideration in the contract – lessors*, for further discussion.

The amendments also clarify that when lessors allocate variable payments to lease and non-lease components they are required to follow the recognition guidance in ASC 842 for the lease component and other applicable guidance, such as ASC 606, for the non-lease component. Refer to section 1.4.4.3, *Allocating variable payments – lessors*.



FASB amendments

The FASB issued ASU 2019-01, *Codification Improvements*, which added guidance to ASC 842 that is similar to the guidance in ASC 840-10-55-44 and states that, for lessors that are not manufacturers or dealers, the fair value of the underlying asset is their cost, less any volume or trade discounts. However, if there is a significant amount of time between the acquisition of the underlying asset and lease commencement, a lessor would have to measure the fair value using the guidance in ASC 820, *Fair Value Measurement*. Refer to section 2.8, *Fair value*, for further discussion.

The amendments also clarified that lessors in the scope of ASC 942, *Financial Services – Depository and Lending*, must classify principal payments received from sales-type and direct financing leases in investing activities in the statement of cash flows. Refer to section 5.8, *Presentation*, for further discussion.

Last, the amendments clarified that entities are not subject to the transition disclosure requirements in ASC 250-10-50-3 related to the effect of an accounting change on certain interim period financial information. Refer to section 11.6.1, *Interim disclosures in the year of adoption*, for further discussion.

1.1 Scope and scope exceptions

Excerpt from Accounting Standards Codification

Leases – Overall

Scope and Scope Exceptions

842-10-15-1

An entity shall apply this Topic to all **leases**, including **subleases**. Because a lease is defined as a contract, or part of a **contract**, that conveys the right to control the use of identified property, plant, or equipment (an identified asset) for a period of time in exchange for consideration, this Topic does not apply to any of the following:

- a. Leases of intangible assets (see Topic 350, Intangibles – Goodwill and Other).
- b. Leases to explore for or use minerals, oil, natural gas, and similar nonregenerative resources (see Topics 930, Extractive Activities – Mining, and 932, Extractive Activities – Oil and Gas). This includes the intangible right to explore for those natural resources and rights to use the land in which those natural resources are contained (that is, unless those rights of use include more than the right to explore for natural resources), but not equipment used to explore for the natural resources.
- c. Leases of biological assets, including timber (see Topic 905, Agriculture).
- d. Leases of **inventory** (see Topic 330, Inventory).
- e. Leases of assets under construction (see Topic 360, Property, Plant, and Equipment).

Master Glossary

Inventory

The aggregate of those items of tangible personal property that have any of the following characteristics:

- a. Held for sale in the ordinary course of business
- b. In process of production for such sale
- c. To be currently consumed in the production of goods or services to be available for sale.

The term inventory embraces goods awaiting sale (the merchandise of a trading concern and the finished goods of a manufacturer), goods in the course of production (work in process), and goods to be consumed directly or indirectly in production (raw materials and supplies). This definition of inventories excludes long-term assets subject to depreciation accounting, or goods which, when put into use, will be so classified. The fact that a depreciable asset is retired from regular use and held for sale does not indicate that the item should be classified as part of the inventory. Raw materials and supplies purchased for production may be used or consumed for the construction of long-term assets or other purposes not related to production, but the fact that inventory items representing a small portion of the total may not be absorbed ultimately in the production process does not require separate classification. By trade practice, operating materials and supplies of certain types of entities such as oil producers are usually treated as inventory.

The scope of ASC 842 is limited to leases of property, plant and equipment (i.e., land and depreciable assets), including subleases of those assets. ASC 842 does not apply to any of the following:

- ▶ Leases of intangible assets
- ▶ Leases to explore for or use minerals, oil, natural gas and similar non-regenerative resources, including the intangible rights to explore for those natural resources and rights to use the land in which those natural resources are contained (unless those rights of use include more than the right to explore for natural resources), but not equipment used to explore for the natural resources
- ▶ Leases of biological assets, including timber

- ▶ Leases of inventory (i.e., assets held for sale in the ordinary course of business, assets in the process of production for sale, and assets to be currently consumed in the production of goods or services to be available for sale)
- ▶ Leases of assets under construction (refer to section 7.7, *Lessee involvement in asset construction ('build-to-suit' transactions)*)

1.1.1 Service concession arrangements

A service concession arrangement between a grantor and an operating entity lays out the terms (including the time period) under which the operating entity will operate the grantor's infrastructure (e.g., an airport, road, bridge, tunnel). Arrangements within the scope of ASC 853, *Service Concession Arrangements*, are excluded from the scope of ASC 842. Entities should evaluate whether ASC 853 applies to an arrangement before evaluating whether an arrangement contains a lease. Refer to section 1.8, *Service concession arrangements*, for further information.

1.1.2 Applicability to state and local governmental units

Prior to adopting Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*, governmental units follow guidance on accounting for leases in National Council on Governmental Accounting (NCGA) Statement 5 and GASB Statement No. 13. NCGA Statement 5 requires governmental units to follow the provisions of FASB Statement No. 13, which was primarily codified in ASC 840. Users of this guide should see the appropriate governmental literature for further details.

GASB Statement No. 87 establishes a single approach for state and local governments to account for and report leases based on the principle that leases are financings of the right to use an underlying asset. The guidance applies to lease contracts for nonfinancial assets, including vehicles, heavy equipment and buildings, but doesn't apply to nonexchange transactions, such as donated assets, and leases of intangible assets, such as patents and software licenses. GASB Statement No. 87 is effective for reporting periods beginning after 15 December 2019. Earlier application is encouraged.

1.1.3 Land easements

Land easements are rights to use, access or cross another entity's land for a specified purpose. For example, a land easement might be acquired for the right to pass a pipeline or other assets over, under or through an existing area of land or body of water while potentially allowing the landowner continued use of the land for other purposes (e.g., farming), as long as the landowner does not interfere with the rights of the land easement. A land easement may be perpetual or term based, provide for exclusive or nonexclusive use of the land, and may be prepaid or paid over a defined term.

Under ASC 840, some entities account for land easements as leases, but there is diversity in practice. For example, certain entities account for prepaid land easements under ASC 360, *Property, Plant, and Equipment*, as costs incurred to bring the related asset (e.g., a pipeline) to the condition and location necessary for its intended use. Other entities account for prepaid land easements as intangible assets under the guidance in Example 10 in ASC 350-30. Further, some entities account for land easements paid over time as either executory contracts or finite-lived intangible assets.

The FASB issued a final ASU to provide an optional transition practical expedient discussed in section 11.2.2, *Transition practical expedients*, and a clarification that an entity will evaluate whether land easements entered into or modified on or after the effective date meet the definition of a lease under ASC 842 before applying the guidance in ASC 350-30.

1.1.4 Sales with repurchase options

Some arrangements include repurchase provisions, either as a component of a sales contract or as a separate contract that relates to the goods in the original agreement or similar goods. These provisions affect how an entity applies ASC 606's guidance on control to affected transactions. If the nature of a

repurchase provision results in control of a good not transferring to the customer (e.g., a forward call option that could require the seller to repurchase an asset), the arrangement may be a lease within the scope of ASC 842. Refer to section 7.3, *Repurchase agreements*, of our Financial reporting developments (FRD) publication, *Revenue from contracts with customers (ASC 606)*, for further discussion of repurchase options that may result in an arrangement being accounted for as a lease rather than a sale to a customer.

1.2 Determining whether an arrangement contains a lease

Excerpt from Accounting Standards Codification

Master Glossary

Lease

A **contract**, or part of a contract, that conveys the right to control the use of identified property, plant, or equipment (an identified asset) for a period of time in exchange for consideration.

Contract

An agreement between two or more parties that creates enforceable rights and obligations.

Period of Use

The total period of time that an asset is used to fulfill a **contract** with a customer (including the sum of any nonconsecutive periods of time).

Leases – Overall

Scope and Scope Exceptions

842-10-15-2

At inception of a **contract**, an entity shall determine whether that contract is or contains a **lease**.

842-10-15-3

A contract is or contains a lease if the contract conveys the right to control the use of identified property, plant, or equipment (an identified asset) for a period of time in exchange for consideration. A period of time may be described in terms of the amount of use of an identified asset (for example, the number of production units that an item of equipment will be used to produce).

842-10-15-4

To determine whether a contract conveys the right to control the use of an identified asset (see paragraphs 842-10-15-17 through 15-26) for a period of time, an entity shall assess whether, throughout the **period of use**, the customer has both of the following:

- a. The right to obtain substantially all of the economic benefits from use of the identified asset (see paragraphs 842-10-15-17 through 15-19)
- b. The right to direct the use of the identified asset (see paragraphs 842-10-15-20 through 15-26).

If the customer in the contract is a joint operation or a joint arrangement, an entity shall consider whether the joint operation or joint arrangement has the right to control the use of an identified asset throughout the period of use.

842-10-15-5

If the customer has the right to control the use of an identified asset for only a portion of the term of the contract, the contract contains a lease for that portion of the term.

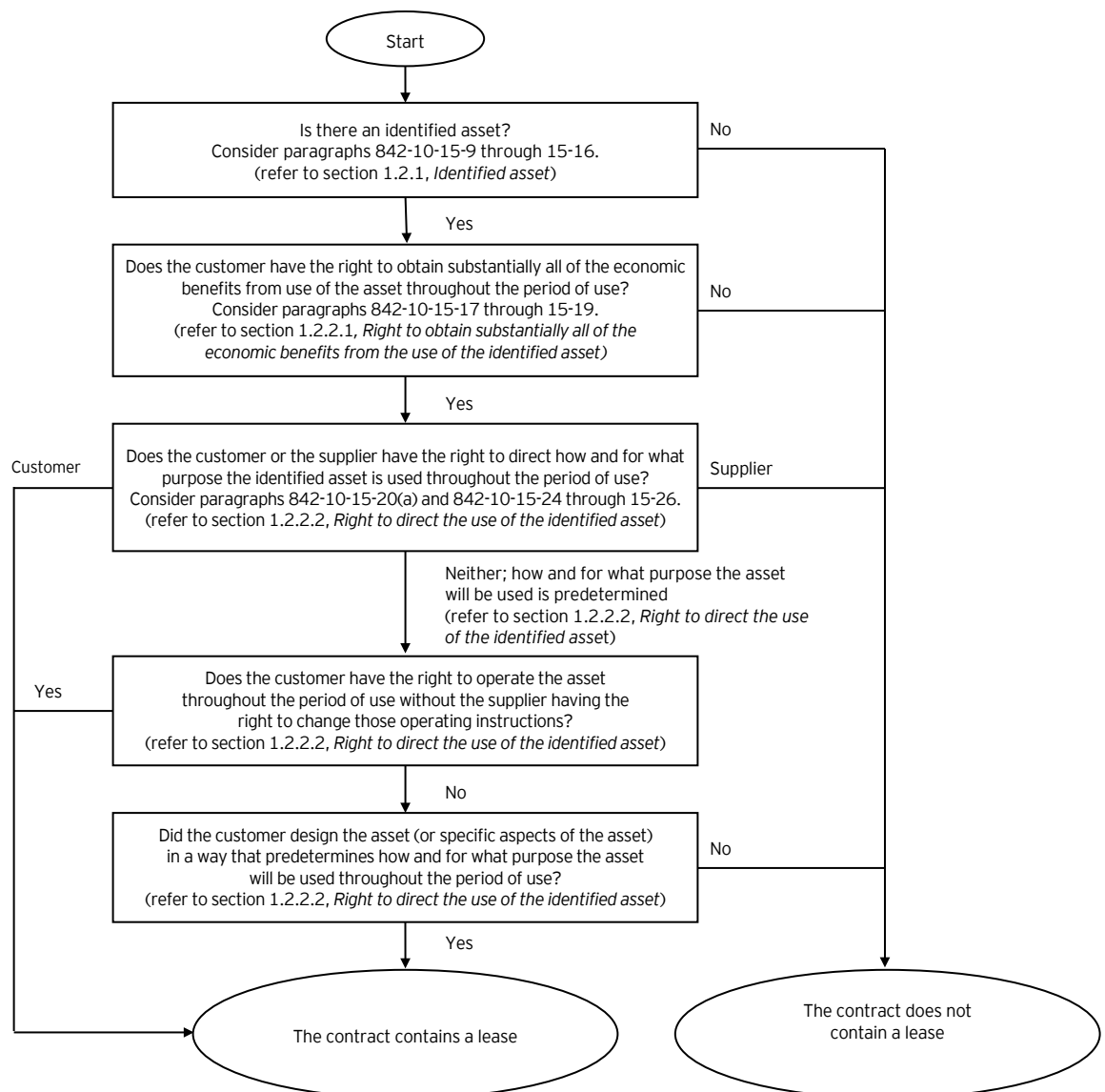
842-10-15-7

In making the determination about whether a contract is or contains a lease, an entity shall consider all relevant facts and circumstances.

A lease is a contract (i.e., an agreement between two or more parties that creates enforceable rights and obligations), or part of a contract, that conveys the right to control the use of identified property, plant or equipment (i.e., an identified asset) for a period of time in exchange for consideration.

ASC 842 requires an entity to determine whether a contract is a lease or contains a lease at the inception of the contract, considering all relevant facts and circumstances. For example, the fact that a contract is labeled a “transportation contract” or a “lease” does not necessarily mean the arrangement is or is not a lease. Therefore, the parties to the contract must carefully analyze the terms to determine whether the arrangement conveys the right to control the use of an asset. Executory contracts for services that involve the use of equipment but do not convey the right to control the use of the equipment to the customer are not leases and should be accounted for as service agreements.

The following flowchart is included in ASC 842’s implementation guidance and depicts the decision-making process for determining whether an arrangement is or contains a lease.



ASC 842’s lease model is described in the following sections, using excerpts from ASC 842. Also, refer to Appendix C, *Illustrations from ASC 842 on the application of the definition of a lease*, for comprehensive illustrations from ASC 842 of the application of the definition of a lease.

1.2.1 Identified asset

Excerpt from Accounting Standards Codification

Leases – Overall

Scope and Scope Exceptions

842-10-15-9

An asset typically is identified by being explicitly specified in a **contract**. However, an asset also can be identified by being implicitly specified at the time that the asset is made available for use by the customer.

842-10-15-16

A capacity portion of an asset is an identified asset if it is physically distinct (for example, a floor of a building or a segment of a pipeline that connects a single customer to the larger pipeline). A capacity or other portion of an asset that is not physically distinct (for example, a capacity portion of a fiber optic cable) is not an identified asset, unless it represents substantially all of the capacity of the asset and thereby provides the customer with the right to obtain substantially all of the economic benefits from use of the asset.

The requirement that there be an identified asset is fundamental to the definition of a lease. Under ASC 842, an identified asset can be either implicitly or explicitly specified in a contract.

Illustration 1-1 Implicitly specified asset

Customer X enters into a five-year contract with Supplier Y for the use of a railcar specifically designed for Customer X. The railcar is designed to transport materials used in Customer X's production process and is not suitable for use by other customers. The railcar is not explicitly specified in the contract, but Supplier Y owns only one railcar that is suitable for Customer X's use. If the railcar does not operate properly, the contract requires Supplier Y to repair or replace the railcar. Assume that Supplier Y does not have a substantive substitution right (refer to section 1.2.1.1, *Substantive substitution rights*).

Analysis: The railcar is an identified asset. While the railcar is not explicitly specified in the contract (e.g., by serial number), it is implicitly specified because Supplier Y must use it to fulfill the contract.

In another example, a power plant is an implicitly identified asset in a power purchase contract if the seller of the power is a special-purpose entity (SPE) that owns a single power plant. In this instance, the power plant is implicitly specified in the contract because it is unlikely that the SPE could obtain replacement power to fulfill its obligations under the contract because an SPE generally has limited capital resources.

In the case of a transportation contract, the supplier may have only a single pipeline, and it might not be economically feasible for the supplier to obtain access to a second pipeline. In that case, the seller's pipeline is implicitly identified in the contract.

An identified asset also can be a physically distinct portion of a larger asset. Examples include a floor of a building, the "last mile" of a telecommunications network that connects a single customer to a larger network or a segment of a pipeline that connects a single customer to a larger pipeline (i.e., the segment is used solely by one customer). However, a capacity portion or other portion of an asset that is not physically distinct (e.g., a capacity portion of a fiber optic cable) is not an identified asset unless it represents substantially all of the capacity of the asset and therefore provides the customer with the right to obtain substantially all of the economic benefits from use of the asset.

Illustration 1-2 Identified asset – physically distinct portion of a larger asset

Customer X enters into a 12-year contract with Supplier Y for the right to use three fibers in a fiber optic cable between New York and London. The contract identifies three of the cable's 20 fibers for use by Customer X. The three fibers are dedicated solely to Customer X's data for the duration of the contract term. Assume that Supplier Y does not have a substantive substitution right (refer to section 1.2.1.1, *Substantive substitution rights*).

Analysis: The three fibers are identified assets because they are physically distinct and explicitly specified in the contract.

Illustration 1-3 Identified asset – capacity portion of an asset**Scenario A**

Customer X enters into a five-year contract with Supplier Y for the right to transport oil from Country A to Country B through Supplier Y's pipeline. The contract provides that Customer X will have the right to 95% of the pipeline's capacity throughout the term of the arrangement. Supplier Y has no right (substantively or contractually) to connect additional branch lines from the identified pipeline for the benefit of other customers.

Analysis: The capacity portion of the pipeline is an identified asset. While 95% of the pipeline's capacity is not physically distinct from the remaining capacity of the pipeline, it represents substantially all of the capacity of the pipeline and thereby provides Customer X with the right to obtain substantially all of the economic benefits from use of the pipeline.

Scenario B

Assume the same facts as in Scenario A, except that Customer X has the right to use 60% of the pipeline's capacity throughout the term of the arrangement.

Analysis: The capacity portion of the pipeline is not an identified asset because 60% of the pipeline's capacity is less than substantially all of the capacity of the pipeline. Customer X does not have the right to obtain substantially all of the economic benefits from use of the pipeline.

Substantially all

The term "substantially all" is not defined in ASC 842. However, entities might refer to the description in ASC 842-10-55-2 of how "substantially all of the fair value of the underlying asset" could be evaluated in the context of lease classification. In that paragraph, the FASB states that "one reasonable approach" would be to conclude that "[n]inety percent or more of the fair value of the underlying asset amounts to substantially all the fair value of the underlying asset." Refer to section 2.8, *Fair value*.

1.2.1.1**Substantive substitution rights****Excerpt from Accounting Standards Codification****Leases – Overall****Scope and Scope Exceptions****842-10-15-10**

Even if an asset is specified, a customer does not have the right to use an identified asset if the supplier has the substantive right to substitute the asset throughout the period of use. A supplier's right to substitute an asset is substantive only if both of the following conditions exist:

- a. The supplier has the practical ability to substitute alternative assets throughout the period of use (for example, the customer cannot prevent the supplier from substituting an asset, and alternative assets are readily available to the supplier or could be sourced by the supplier within a reasonable period of time).

- b. The supplier would benefit economically from the exercise of its right to substitute the asset (that is, the economic benefits associated with substituting the asset are expected to exceed the costs associated with substituting the asset).

842-10-15-11

An entity's evaluation of whether a supplier's substitution right is substantive is based on facts and circumstances at inception of the contract and shall exclude consideration of future events that, at inception, are not considered likely to occur. Examples of future events that, at inception of the contract, would not be considered likely to occur and, thus, should be excluded from the evaluation include, but are not limited to, the following:

- a. An agreement by a future customer to pay an above-market rate for use of the asset
- b. The introduction of new technology that is not substantially developed at inception of the contract
- c. A substantial difference between the customer's use of the asset, or the performance of the asset and the use or performance considered likely at inception of the contract
- d. A substantial difference between the market price of the asset during the period of use and the market price considered likely at inception of the contract.

842-10-15-12

If the asset is located at the customer's premises or elsewhere, the costs associated with substitution are generally higher than when located at the supplier's premises and, therefore, are more likely to exceed the benefits associated with substituting the asset.

842-10-15-13

If the supplier has a right or an obligation to substitute the asset only on or after either a particular date or the occurrence of a specified event, the supplier does not have the practical ability to substitute alternative assets throughout the period of use.

842-10-15-14

The supplier's right or obligation to substitute an asset for repairs or maintenance, if the asset is not operating properly, or if a technical upgrade becomes available, does not preclude the customer from having the right to use an identified asset.

842-10-15-15

If the customer cannot readily determine whether the supplier has a substantive substitution right, the customer shall presume that any substitution right is not substantive.

Even if an asset is specified, a customer does not have the right to use an identified asset if, at inception of the contract, a supplier has the substantive right to substitute the asset throughout the period of use (i.e., the total period of time that an asset is used to fulfill a contract with a customer, including the sum of any nonconsecutive periods of time). A substitution right is substantive when both of the following conditions are met:

- ▶ The supplier has the practical ability to substitute alternative assets throughout the period of use (e.g., the customer cannot prevent the supplier from substituting an asset, and alternative assets are readily available to the supplier or could be sourced by the supplier within a reasonable period of time).
- ▶ The supplier would benefit economically from the exercise of its right to substitute the asset (i.e., the economic benefits associated with substituting the asset are expected to exceed the costs associated with substituting the asset).

The FASB indicated in the Background Information and Basis for Conclusions (BC 129) of ASU 2016-02 that the conditions above are intended to differentiate between substitution rights that result in a supplier controlling the use of an asset, rather than the customer, and rights that do not change the substance or character of the contract.

An entity's evaluation of whether a supplier's substitution right is substantive is based on facts and circumstances at inception of the contract. At inception of the contract, an entity should not consider future events that are not likely to occur. ASC 842 provides the following examples of circumstances that at inception of the contract are not likely to occur and thus are excluded from the evaluation of whether a supplier's substitution right is substantive throughout the period of use:

- ▶ An agreement by a future customer to pay an above-market rate for use of the asset
- ▶ The introduction of new technology that is not substantially developed at inception of the contract
- ▶ A substantial difference between the customer's use of the asset, or the performance of the asset, and the use or performance considered likely at inception of the contract
- ▶ A substantial difference between the market price of the asset during the period of use and the market price considered likely at inception of the contract

The requirement that a substitution right must benefit the supplier economically in order to be substantive is a new concept. The FASB indicated in the Basis for Conclusions (BC 130) of ASU 2016-02 that, in many cases, it will be clear that the supplier will not benefit from the exercise of a substitution right because of the costs associated with substituting an asset. The physical location of the asset may affect the costs associated with substituting the asset. For example, if an asset is located at the customer's premises, the cost associated with substituting it is generally higher than the cost of substituting a similar asset located at the supplier's premises. However, simply because the cost of substitution is not significant doesn't mean that the supplier would benefit economically from the right of substitution.

ASC 842-10-15-15 further clarifies that a customer should presume that a supplier's substitution right is not substantive if the customer cannot readily determine whether the supplier has a substantive substitution right. That is, the customer would conclude a substitution right is not substantive absent appropriate evidence to the contrary. This requirement is intended to clarify that a customer is not expected to exert undue effort to provide evidence that a substitution right is not substantive and that effectively there is a presumption it is not substantive. We believe that the FASB did not include a similar provision for suppliers because they should have sufficient information to make a determination of whether a substitution right is substantive.

Contract terms that allow or require a supplier to substitute alternative assets only when the underlying asset is not operating properly (e.g., a normal warranty provision) or when a technical upgrade becomes available do not create a substantive substitution right.

A supplier's right or obligation to substitute alternative assets only on or after a particular date or the occurrence of a specified event also does not create a substantive substitution right because the supplier does not have the practical ability to substitute alternative assets throughout the period of use.

Illustration 1-4 Substitution rights

Scenario A

Assume that an electronic data storage provider (supplier) provides services, through a centralized data center, that involve the use of a specified server (Server No. 9). The supplier maintains many identical servers in a single, accessible location and determines, at inception of the contract, that it is permitted to and can easily substitute another server without the customer's consent throughout the period of use. Further, the supplier would benefit economically from substituting an alternative asset, because doing this would allow the supplier to optimize the performance of its network at only a nominal cost. In addition, the supplier has made clear that it has negotiated this right of substitution as an important right in the arrangement, and the substitution right affected the pricing of the arrangement.

Analysis: The customer does not have the right to use an identified asset because, at the inception of the contract, the supplier has the practical ability to substitute the server and would benefit economically from such a substitution. However, if the customer could not readily determine whether the supplier had a substantive substitution right (e.g., there is insufficient transparency into the supplier's operations), the customer would presume the substitution right is not substantive and conclude that there is an identified asset.

Scenario B

Assume the same facts as in Scenario A except that Server No. 9 is customized, and the supplier does not have the practical ability to substitute the customized asset throughout the period of use. Additionally, it is unclear to the customer whether the supplier has the practical ability to substitute or whether it would benefit economically from sourcing a similar alternative asset.

Analysis: Because the supplier does not have the practical ability to substitute the asset, and there is no evidence of economic benefit to the supplier for substituting the asset, the substitution right is non-substantive from the perspective of both the lessee and the lessor. Therefore, Server No. 9 would be an identified asset. In this case, neither of the conditions of a substantive substitution right is met. As a reminder, both conditions must be met for the supplier to have a substantive substitution right.

1.2.2 Right to control the use of the identified asset

A contract conveys the right to control the use of an identified asset for a period of time if, throughout the period of use, the customer has both of the following:

- ▶ The right to obtain substantially all of the economic benefits from the use of the identified asset (refer to section 1.2.2.1, *Right to obtain substantially all of the economic benefits from the use of the identified asset*)
- ▶ The right to direct the use of the identified asset (refer to section 1.2.2.2, *Right to direct the use of the identified asset*)

If the customer has the right to control the use of an identified asset for only a portion of the term of the contract, the contract contains a lease for that portion of the term in accordance with ASC 842-10-15-5.

1.2.2.1 Right to obtain substantially all of the economic benefits from the use of the identified asset

Excerpt from Accounting Standards Codification

Leases – Overall

Scope and Scope Exceptions

842-10-15-17

To control the use of an identified asset, a customer is required to have the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use (for example, by having exclusive use of the asset throughout that period). A customer can obtain economic benefits from use of an asset directly or indirectly in many ways, such as by using, holding, or subleasing the asset. The economic benefits from use of an asset include its primary output and by-products (including potential cash flows derived from these items) and other economic benefits from using the asset that could be realized from a commercial transaction with a third party.

842-10-15-18

When assessing the right to obtain substantially all of the economic benefits from use of an asset, an entity shall consider the economic benefits that result from use of the asset within the defined scope of a customer's right to use the asset in the contract (see paragraph 842-10-15-23). For example:

- a. If a contract limits the use of a motor vehicle to only one particular territory during the period of use, an entity shall consider only the economic benefits from use of the motor vehicle within that territory and not beyond.
- b. If a contract specifies that a customer can drive a motor vehicle only up to a particular number of miles during the period of use, an entity shall consider only the economic benefits from use of the motor vehicle for the permitted mileage and not beyond.

842-10-15-19

If a contract requires a customer to pay the supplier or another party a portion of the cash flows derived from use of an asset as consideration, those cash flows paid as consideration shall be considered to be part of the economic benefits that the customer obtains from use of the asset. For example, if a customer is required to pay the supplier a percentage of sales from use of retail space as consideration for that use, that requirement does not prevent the customer from having the right to obtain substantially all of the economic benefits from use of the retail space. That is because the cash flows arising from those sales are considered to be economic benefits that the customer obtains from use of the retail space, a portion of which it then pays to the supplier as consideration for the right to use that space.

A customer's right to control the use of an identified asset depends on its right to obtain substantially all of the economic benefits from the use of the identified asset throughout the period of use. The term "substantially all" is not defined in ASC 842. Refer to section 1.2.1, *Identified asset*, for a discussion about how an entity might evaluate this term.

A customer can obtain economic benefits either directly or indirectly (e.g., by using, holding or subleasing the asset). Economic benefits include the asset's primary outputs (i.e., goods or services) and any by-products (e.g., renewable energy credits that are generated through the use of the asset), including potential cash flows derived from these items. Economic benefits also include benefits from using the asset that could be realized from a commercial transaction with a third party. However, economic benefits arising from ownership of the identified asset (e.g., tax benefits related to excess tax depreciation and investment tax credits) are not considered economic benefits derived from the use of the asset and therefore are not considered when assessing whether a customer has the right to obtain substantially all the economic benefits.

When assessing whether the customer has the right to obtain substantially all the economic benefits from the use of an asset, an entity must consider the economic benefits that result from the use of the asset within the defined scope of the customer's right to use the asset. A right that solely protects the supplier's interest in the underlying asset (e.g., limits on the number of miles a customer can drive a supplier's vehicle, limits on where the asset may be used) does not, in and of itself, prevent the customer from obtaining substantially all of the economic benefits from the use of the asset (refer to section 1.2.2.3, *Effect of protective rights on the right to direct the use of the identified asset*). Instead, it simply limits the economic benefits that are to be evaluated.

If a contract requires a customer to pay the supplier or another party a portion of the cash flows derived from the use of an asset as consideration (e.g., a percentage of sales from the use of retail space), those cash flows are considered to be economic benefits that the customer derives from the use of the asset.

1.2.2.2

Right to direct the use of the identified asset**Excerpt from Accounting Standards Codification****Leases – Overall****Scope and Scope Exceptions****842-10-15-20**

A customer has the right to direct the use of an identified asset throughout the period of use in either of the following situations:

- a. The customer has the right to direct how and for what purpose the asset is used throughout the period of use (as described in paragraphs 842-10-15-24 through 15-26).
- b. The relevant decisions about how and for what purpose the asset is used are predetermined (see paragraph 842-10-15-21) and at least one of the following conditions exists:
 1. The customer has the right to operate the asset (or to direct others to operate the asset in a manner that it determines) throughout the period of use without the supplier having the right to change those operating instructions.
 2. The customer designed the asset (or specific aspects of the asset) in a way that predetermines how and for what purpose the asset will be used throughout the period of use.

842-10-15-21

The relevant decisions about how and for what purpose an asset is used can be predetermined in a number of ways. For example, the relevant decisions can be predetermined by the design of the asset or by contractual restrictions on the use of the asset.

A customer has the right to direct the use of an identified asset throughout the period of use when either:

- ▶ The customer has the right to direct how and for what purpose the asset is used throughout the period of use.
- ▶ The relevant decisions about how and for what purpose the asset is used are predetermined and the customer either (1) has the right to operate the asset, or direct others to operate the asset in a manner it determines, throughout the period of use without the supplier having the right to change the operating instructions or (2) designed the asset, or specific aspects of the asset, in a way that predetermines how and for what purpose the asset will be used throughout the period of use.

The right to direct how and for what purpose an asset is used throughout the period of use

Excerpt from Accounting Standards Codification**Leases – Overall****Scope and Scope Exceptions****842-10-15-24**

A customer has the right to direct how and for what purpose an asset is used throughout the period of use if, within the scope of its right of use defined in the contract, it can change how and for what purpose the asset is used throughout that period. In making this assessment, an entity considers the decision-making rights that are most relevant to changing how and for what purpose an asset is used throughout the period of use. Decision-making rights are relevant when they affect the economic benefits to be derived from use. The decision-making rights that are most relevant are likely to be different for different contracts, depending on the nature of the asset and the terms and conditions of the contract.

842-10-15-25

Examples of decision-making rights that, depending on the circumstances, grant the right to direct how and for what purpose an asset is used, within the defined scope of the customer's right of use, include the following:

- a. The right to change the type of output that is produced by the asset (for example, deciding whether to use a shipping container to transport goods or for storage, or deciding on the mix of products sold from a retail unit)
- b. The right to change when the output is produced (for example, deciding when an item of machinery or a power plant will be used)
- c. The right to change where the output is produced (for example, deciding on the destination of a truck or a ship or deciding where a piece of equipment is used or deployed)
- d. The right to change whether the output is produced and the quantity of that output (for example, deciding whether to produce energy from a power plant and how much energy to produce from that power plant).

842-10-15-26

Examples of decision-making rights that do not grant the right to direct how and for what purpose an asset is used include rights that are limited to operating or maintaining the asset. Although rights such as those to operate or maintain an asset often are essential to the efficient use of an asset, they are not rights to direct how and for what purpose the asset is used and often are dependent on the decisions about how and for what purpose the asset is used. Such rights (that is, to operate or maintain the asset) can be held by the customer or the supplier. The supplier often holds those rights to protect its investment in the asset. However, rights to operate an asset may grant the customer the right to direct the use of the asset if the relevant decisions about how and for what purpose the asset is used are predetermined (see paragraph 842-10-15-20(b)(1)).

A customer has the right to direct the use of an identified asset whenever it has the right to direct how and for what purpose the asset is used throughout the period of use (i.e., it can change how and for what purpose the asset is used throughout the period of use). How and for what purpose an asset is used is a single concept (i.e., "how" an asset is used is not assessed separately from "for what purpose" an asset is used).

When evaluating whether a customer has the right to direct how and for what purpose the asset is used throughout the period of use, the focus should be on whether the customer has the decision-making rights that will most affect the economic benefits that will be derived from the use of the asset. The decision-making rights that are most relevant are likely to depend on the nature of the asset and the terms and conditions of the contract.

The FASB indicated in the Basis for Conclusions (BC 137) of ASU 2016-02 that decisions about how and for what purpose an asset is used can be viewed as similar to the decisions made by a board of directors. Decisions made by a board of directors about the operating and financing activities of an entity are generally the most relevant decisions rather than the actions of individuals in implementing those decisions.

ASC 842 provides the following examples of decision-making rights that grant the right to change how and for what purpose an asset is used:

- ▶ The right to change the type of output that is produced by the asset (e.g., deciding whether to use a shipping container to transport goods or for storage, deciding on the mix of products sold from a retail unit)

- ▶ The right to change when the output is produced (e.g., deciding when an item of machinery or a power plant will be used)
- ▶ The right to change where the output is produced (e.g., deciding on the destination of a truck or a ship, deciding where a piece of equipment is used or deployed)
- ▶ The right to change whether the output is produced and the quantity of that output (e.g., deciding whether to produce energy from a power plant and how much energy to produce from that power plant)

ASC 842 also provides the following examples of decision-making rights that do not grant the right to change how and for what purpose an asset is used:

- ▶ Maintaining the asset
- ▶ Operating the asset

Although the decisions about maintaining and operating the asset are often essential to the efficient use of that asset, the right to make those decisions, in and of itself, does not result in the right to change how and for what purpose the asset is used throughout the period of use.

The customer does not need the right to operate the underlying asset to have the right to direct its use. That is, the customer may direct the use of an asset that is operated by the supplier's personnel. However, as discussed below, the right to operate an asset will often provide the customer the right to direct the use of the asset if the relevant decisions about how and for what purpose the asset is used are predetermined.

We believe that the assessment of whether a contract is or contains a lease will be straightforward in most arrangements. However, judgment may be required in applying the definition of a lease to certain arrangements. For example, in contracts that include significant services, we believe that determining whether the contract conveys the right to direct the use of an identified asset may be more complex.

The relevant decisions about how and for what purpose an asset is used are predetermined

In some cases, it will not be clear whether the customer has the right to direct the use of the identified asset. This could be the case when the most relevant decisions about how and for what purpose an asset is used are predetermined by contractual restrictions on the use of the asset (e.g., the decisions about the use of the asset are agreed to by the customer and the supplier in negotiating the contract, and those decisions cannot be changed). This could also be the case when the most relevant decisions about how and for what purpose an asset is used are, in effect, predetermined by the design of the asset. The FASB indicated in the Basis for Conclusions (BC 138) of ASU 2016-02 that it would expect decisions about how and for what purpose an asset is used to be predetermined in few cases. When decisions about how and for what purpose an asset is to be used are predetermined, a customer has the right to direct the use of an identified asset throughout the period of use when the customer either:

- ▶ Has the right to operate the asset, or direct others to operate the asset in a manner it determines, throughout the period of use without the supplier having the right to change those operating instructions
- ▶ Designed the asset (or specific aspects of the asset) in a way that predetermines how and for what purpose the asset will be used throughout the period of use

Significant judgment may be required to assess whether a customer designed the asset (or specific aspects of the asset) in a way that predetermines how and for what purpose the asset will be used throughout the period of use. The following provides an example of the evaluation of whether a customer designed the asset in a way that predetermines how and for what purpose the asset will be used throughout the period of use.

Excerpt from Accounting Standards Codification

Example 9 – Contract for Energy/Power

Case A – Contract Contains a Lease

842-10-55-108

A utility company (Customer) enters into a contract with a power company (Supplier) to purchase all of the electricity produced by a new solar farm for 20 years. The solar farm is explicitly specified in the contract, and Supplier has no substitution rights. The solar farm is owned by Supplier, and the energy cannot be provided to Customer from another asset. Customer designed the solar farm before it was constructed – Customer hired experts in solar energy to assist in determining the location of the farm and the engineering of the equipment to be used. Supplier is responsible for building the solar farm to Customer's specifications and then operating and maintaining it. There are no decisions to be made about whether, when, or how much electricity will be produced because the design of the asset has predetermined these decisions. Supplier will receive tax credits relating to the construction and ownership of the solar farm, while Customer receives renewable energy credits that accrue from use of the solar farm.

842-10-55-109

The contract contains a lease. Customer has the right to use the solar farm for 20 years.

842-10-55-110

There is an identified asset because the solar farm is explicitly specified in the contract, and Supplier does not have the right to substitute the specified solar farm.

842-10-55-111

Customer has the right to control the use of the solar farm throughout the 20-year period of use because:

- a. Customer has the right to obtain substantially all of the economic benefits from use of the solar farm over the 20-year period of use. Customer has exclusive use of the solar farm; it takes all of the electricity produced by the farm over the 20-year period of use as well as the renewable energy credits that are a by-product from use of the solar farm. Although Supplier will be receiving economic benefits from the solar farm in the form of tax credits, those economic benefits relate to the ownership of the solar farm rather than the use of the solar farm and, thus, are not considered in this assessment.
- b. Customer has the right to direct the use of the solar farm. Neither Customer nor Supplier decides how and for what purpose the solar farm is used during the period of use because those decisions are predetermined by the design of the asset (that is, the design of the solar farm has, in effect, programmed into the asset any relevant decision-making rights about how and for what purpose the solar farm is used throughout the period of use). Customer does not operate the solar farm; Supplier makes the decisions about the operation of the solar farm. However, Customer's design of the solar farm has given it the right to direct the use of the farm (as described in paragraph 842-10-15-20(b)(2)). Because the design of the solar farm has predetermined how and for what purpose the asset will be used throughout the period of use, Customer's control over that design is substantively no different from Customer controlling those decisions.

Case B – Contract Does Not Contain a Lease

842-10-55-112

Customer enters into a contract with Supplier to purchase all of the power produced by an explicitly specified power plant for three years. The power plant is owned and operated by Supplier. Supplier is unable to provide power to Customer from another plant. The contract sets out the quantity and timing of power that the power plant will produce throughout the period of use, which cannot be changed in the absence of extraordinary circumstances (for example, emergency situations). Supplier

operates and maintains the plant on a daily basis in accordance with industry-approved operating practices. Supplier designed the power plant when it was constructed some years before entering into the contract with Customer; Customer had no involvement in that design.

842-10-55-113

The contract does not contain a lease.

842-10-55-114

There is an identified asset because the power plant is explicitly specified in the contract, and Supplier does not have the right to substitute the specified plant.

842-10-55-115

Customer has the right to obtain substantially all of the economic benefits from use of the identified power plant over the three-year period of use. Customer will take all of the power produced by the power plant over the three-year term of the contract.

842-10-55-116

However, Customer does not have the right to control the use of the power plant because it does not have the right to direct its use. Customer does not have the right to direct how and for what purpose the plant is used. How and for what purpose the plant is used (that is, whether, when, and how much power the plant will produce) are predetermined in the contract. Customer has no right to change how and for what purpose the plant is used during the period of use, nor does it have any other decision-making rights about the use of the power plant during the period of use (for example, it does not operate the power plant) and did not design the plant. Supplier is the only party that can make decisions about the plant during the period of use by making the decisions about how the plant is operated and maintained. Customer has the same rights regarding the use of the plant as if it were one of many customers obtaining power from the plant.

Case C – Contract Contains a Lease

842-10-55-117

Customer enters into a contract with Supplier to purchase all of the power produced by an explicitly specified power plant for 10 years. The contract states that Customer has rights to all of the power produced by the plant (that is, Supplier cannot use the plant to fulfill other contracts).

842-10-55-118

Customer issues instructions to Supplier about the quantity and timing of the delivery of power. If the plant is not producing power for Customer, it does not operate.

842-10-55-119

Supplier operates and maintains the plant on a daily basis in accordance with industry-approved operating practices.

842-10-55-120

The contract contains a lease. Customer has the right to use the power plant for 10 years.

842-10-55-121

There is an identified asset. The power plant is explicitly specified in the contract, and Supplier does not have the right to substitute the specified plant.

842-10-55-122

Customer has the right to control the use of the power plant throughout the 10-year period of use because:

- a. Customer has the right to obtain substantially all of the economic benefits from use of the power plant over the 10-year period of use. Customer has exclusive use of the power plant; it has rights to all of the power produced by the power plant throughout the 10-year period of use.

- b. Customer has the right to direct the use of the power plant. Customer makes the relevant decisions about how and for what purpose the power plant is used because it has the right to determine whether, when, and how much power the plant will produce (that is, the timing and quantity, if any, of power produced) throughout the period of use. Because Supplier is prevented from using the power plant for another purpose, Customer's decision making about the timing and quantity of power produced, in effect, determines when and whether the plant produces output.

842-10-55-123

Although the operation and maintenance of the power plant are essential to its efficient use, Supplier's decisions in this regard do not give it the right to direct how and for what purpose the power plant is used. Consequently, Supplier does not control the use of the power plant during the period of use. Instead, Supplier's decisions are dependent on Customer's decisions about how and for what purpose the power plant is used.

Specifying the output of an asset before the period of use

Excerpt from Accounting Standards Codification

Leases – Overall

Scope and Scope Exceptions

842-10-15-22

In assessing whether a customer has the right to direct the use of an asset, an entity shall consider only rights to make decisions about the use of the asset during the period of use unless the customer designed the asset (or specific aspects of the asset) in accordance with paragraph 842-10-15-20(b)(2). Consequently, unless that condition exists, an entity shall not consider decisions that are predetermined before the period of use. For example, if a customer is able only to specify the output of an asset before the period of use, the customer does not have the right to direct the use of that asset. The ability to specify the output in a contract before the period of use, without any other decision-making rights relating to the use of the asset, gives a customer the same rights as any customer that purchases goods or services.

If a customer can only specify the output from an asset before the beginning of the period of use and cannot change that output throughout the period of use, the customer does not have the right to direct the use of that asset unless it designed the asset, or specific aspects of the asset, as contemplated in ASC 842-10-15-20(b)(2). If the customer did not design the asset or aspects of it, the customer's ability to specify the output in a contract that doesn't give it any other relevant decision-making rights relating to the use of the asset (e.g., the ability to change when, whether and what output is produced) gives the customer the same rights as any customer that purchases goods or services in a service arrangement (i.e., a contract that does not contain a lease).

1.2.2.3

Effect of protective rights on the right to direct the use of the identified asset

Excerpt from Accounting Standards Codification

Leases – Overall

Scope and Scope Exceptions

842-10-15-23

A contract may include terms and conditions designed to protect the supplier's interest in the asset or other assets, to protect its personnel, or to ensure the supplier's compliance with laws or regulations. These are examples of protective rights. For example, a contract may specify the maximum amount of use of an asset or limit where or when the customer can use the asset, may require a customer to follow particular operating practices, or may require a customer to inform the supplier of changes in how an asset will be used. Protective rights typically define the scope of the customer's right of use but do not, in isolation, prevent the customer from having the right to direct the use of an asset.

A supplier's protective rights, in isolation, do not prevent the customer from having the right to direct the use of an identified asset. Protective rights typically define the scope of the customer's right to use the asset without removing the customer's right to direct the use of the asset. Protective rights are intended to protect a supplier's interests (e.g., interests in the asset, its personnel, compliance with laws and regulations) and might take the form of a specified maximum amount of asset use, a restriction on where an asset may be used or a requirement to follow specific operating instructions.

Illustration 1-5 Right to direct the use of an asset

Customer X enters into a contract with Supplier Y to use a vehicle for a three-year period. The vehicle is identified in the contract. Supplier Y cannot substitute another vehicle unless the specified vehicle is not operational (e.g., it breaks down).

Under the contract:

- ▶ Customer X operates the vehicle (i.e., drives the vehicle) or directs others to operate the vehicle (e.g., hires a driver).
- ▶ Customer X decides how to use the vehicle (within contractual limitations, discussed below). For example, throughout the period of use, Customer X decides where the vehicle goes as well as when or whether it is used and what it is used for. Customer X can also change these decisions throughout the period of use.
- ▶ Supplier Y prohibits certain uses of the vehicle (e.g., moving it overseas) and modifications of the vehicle to protect its interest in the asset.

Analysis: Customer X has the right to direct the use of the identified vehicle throughout the period of use. Customer X has the right to direct the use of the vehicle because it has the right to change how the vehicle is used, when or whether the vehicle is used, where the vehicle goes and what the vehicle is used for.

Supplier Y's limits on certain uses for the vehicle and modifications to it are considered protective rights that define the scope of Customer X's use of the asset but do not affect the assessment of whether Customer X directs the use of the asset.

1.2.3

Leases involving joint arrangements

A customer that is a joint operation or joint arrangement (JOA) is required to consider whether the joint arrangement has the right to control the use of an identified asset to determine whether an arrangement is or contains a lease. Joint arrangements, which are generally not legal entities and are not defined by US GAAP, are common in extractive industries.

In a joint operation or joint arrangement, an operator (e.g., an operator of an oil and gas property) may agree with other parties (i.e., non-operators) to perform certain activities necessary to develop or operate the property. To fulfill its responsibilities, the operator often enters into contracts with third-party suppliers to obtain the use of equipment (e.g., a drilling rig) to perform the activities. Many of these arrangements may contain leases. Less frequently, the JOA (as a group) may enter into such agreements directly with the suppliers. The counterparty to each contract (i.e., the operator, the JOA, the supplier) will have to carefully evaluate these agreements to determine whether it controls the use of an identified asset throughout the period of use.

For example, when the operator enters into an arrangement with a supplier, the operator would evaluate whether it controls the use of the identified asset, and if so, a right-of-use asset and lease liability would generally be recognized (refer to section 4, *Lessee accounting*). Next, the operator and the JOA (as if it were a legal entity) should evaluate whether a sublease exists (between the operator and JOA). If the JOA

controls the use of the identified asset under the term of the arrangement between the operator and the JOA, and the arrangement between the operator and JOA is determined to be a lease, the operator would recognize a sublease to the joint arrangement, and the parties with interest in the joint arrangement would recognize their proportionate share of the leased asset, liability and rental expense when proportionate consolidation is permitted (e.g., based on the industry guidance for extractive industries).

1.3 Reassessment of the contract

Excerpt from Accounting Standards Codification

Leases – Overall

Scope and Scope Exceptions

842-10-15-6

An entity shall reassess whether a contract is or contains a lease only if the terms and conditions of the contract are changed.

Under ASC 842, an entity reassesses whether a contract is or contains a lease only if the terms and conditions of the contract are changed (e.g., a change in the scope or consideration of a contract, addition of a right to use an underlying asset). This reassessment requirement also applies to modifications of contracts that were not previously determined to be or contain a lease.

A change that provides the supplier with a substitution right or that changes the extent of the supplier's or customer's decision-making authority related to the underlying asset are examples of changes in the terms and conditions of a contract that would require an entity to reassess whether the contract is or contains a lease.

Refer to sections 4.6, *Lease modifications*, and 5.6, *Lease modifications*, for discussion of accounting by lessees and lessors, respectively, for a modified contract that continues to be a lease.

1.4 Identifying and separating lease and non-lease components of a contract and allocating contract consideration

1.4.1 Identifying and separating lease components of a contract

Excerpt from Accounting Standards Codification

Leases – Overall

Scope and Scope Exceptions

842-10-15-28

After determining that a **contract** contains a **lease** in accordance with paragraphs 842-10-15-2 through 15-27, an entity shall identify the separate lease components within the contract. An entity shall consider the right to use an **underlying asset** to be a separate lease component (that is, separate from any other lease components of the contract) if both of the following criteria are met:

- a. The **lessee** can benefit from the right of use either on its own or together with other resources that are readily available to the lessee. Readily available resources are goods or services that are sold or leased separately (by the **lessor** or other suppliers) or resources that the lessee already has obtained (from the lessor or from other transactions or events).
- b. The right of use is neither highly dependent on nor highly interrelated with the other right(s) to use underlying assets in the contract. A lessee's right to use an underlying asset is highly dependent on or highly interrelated with another right to use an underlying asset if each right of use significantly affects the other.

842-10-15-29

The guidance in paragraph 842-10-15-28 notwithstanding, to classify and account for a lease of land and other assets, an entity shall account for the right to use land as a separate lease component unless the accounting effect of doing so would be insignificant (for example, separating the land element would have no effect on lease classification of any lease component or the amount recognized for the land lease component would be insignificant).

For contracts that contain the rights to use multiple assets but not land (e.g., a lease of a building and equipment, multiple pieces of equipment), the right to use each asset is considered a separate lease component if both of the following criteria are met:

- ▶ The lessee can benefit from the right of use either on its own or together with other resources that are readily available to the lessee (i.e., goods or services that are sold or leased separately, by the lessor or other suppliers, or that the lessee has already obtained from the lessor or in other transactions or events).
- ▶ The right of use is neither highly dependent on, nor highly interrelated with, the other right(s) to use underlying assets in the contract.

If one or both of these criteria are not met, the right to use multiple assets is considered a single lease component.

For contracts that involve the right to use land and other assets (e.g., land and a building), ASC 842 requires an entity to classify (refer to section 3, *Lease classification*) and account for the right to use land as a separate lease component, even if the criteria for separating lease components are not met, unless the accounting effect of not separately accounting for the land is insignificant. In assessing whether the effect of not separately accounting for the land would be insignificant, entities should consider the potential differences in accounting, including:

- ▶ Lease classification
- ▶ The balance sheet presentation of right-of-use assets and lease liabilities
- ▶ The timing and classification of expense or income recognition
- ▶ The classification of lease payments in the statement of cash flows
- ▶ Disclosures in the notes to the financial statements (e.g., disclosure of lease costs, noncash information on lease liabilities, the weighted-average lease term, the discount rate)

The FASB indicated in the Basis for Conclusions (BC 147) of ASU 2016-02 that since land, by virtue of its indefinite economic life, is substantively different from other assets, it should be assessed separately regardless of whether the separate lease component criteria are met.

An entity that leases an entire building (i.e., 100% of the building) is inherently leasing the land underneath the building and would potentially account for the land and the building as separate lease components. However, we believe this would not necessarily be the case when an entity only leases part of the building (e.g., one floor of a multistory building).

ASC 842 includes the following example for separating lease components of a contract (refer to section 1.4.5, *Examples – identifying and separating components of a contract and determining and allocating the consideration in the contract*, for additional examples).

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

Example 13 – Lease of a Turbine Plant

842-10-55-146

Lessor leases a gas-fired turbine plant to Lessee for eight years so that Lessee can produce electricity for its customers. The plant consists of the turbine housed within a building together with the land on which the building sits. The building was designed specifically to house the turbine, has a similar economic life as the turbine of approximately 15 years, and has no alternative use. The lease does not transfer ownership of any of the underlying assets to Lessee or grant Lessee an option to purchase any of the underlying assets. Lessor does not obtain a residual value guarantee from Lessee or any other unrelated third party. The present value of the lease payments is not substantially all of the aggregate fair value of the three underlying assets.

842-10-55-147

While the lease of the plant includes the lease of multiple underlying assets, the leases of those underlying assets do not meet the second criterion necessary to be separate lease components, which is that the right to use the underlying asset is neither dependent on nor highly interrelated with the other rights of use in the contract. Therefore, the contract contains only one lease component. The rights to use the turbine, the building, and the land are highly interrelated because each is an input to the customized combined item for which Lessee has contracted (that is, the right to use a gas-fired turbine plant that can produce electricity for distribution to Lessee's customers).

842-10-55-148

However, because the contract contains the lease of land, Lessee and Lessor also must consider the guidance in paragraph 842-10-15-29. Lessee and Lessor each conclude that the effect of accounting for the right to use the land as a separate lease component would be insignificant because Lessee's right to use the turbine, the building, and the land is coterminous and separating the right to use the land from the right to use the turbine and the building would not affect the lease classification of the turbine/building lease component. Lessee and Lessor each conclude that a single lease component comprising the turbine, the building, and the land would be classified as an operating lease, as would two separate lease components comprising the land and the turbine/building, respectively.

842-10-55-149

The predominant asset in the single lease component is the turbine. Lessee entered into the lease primarily to obtain the power-generation capabilities of the turbine. The building and land enable Lessee to obtain the benefits from use of the turbine. The land and building would have little, if any, use or value to Lessee in this contract without the turbine. Therefore, the remaining economic life of the turbine is considered in evaluating the classification of the single lease component.

1.4.2 Identifying and separating lease from non-lease components of a contract

Excerpt from Accounting Standards Codification

Leases – Overall

Scope and Scope Exceptions

842-10-15-30

The **consideration in the contract** shall be allocated to each separate lease component and nonlease component of the contract (see paragraphs 842-10-15-33 through 15-37 for lessee allocation guidance and paragraphs 842-10-15-38 through 15-42 for lessor allocation guidance). Components

of a contract include only those items or activities that transfer a good or service to the lessee. Consequently, the following are not components of a contract and do not receive an allocation of the consideration in the contract:

- a. Administrative tasks to set up a contract or initiate the lease that do not transfer a good or service to the lessee
- b. Reimbursement or payment of the lessor's costs. For example, a lessor may incur various costs in its role as a lessor or as owner of the underlying asset. A requirement for the lessee to pay those costs, whether directly to a third party or as a reimbursement to the lessor, does not transfer a good or service to the lessee separate from the right to use the underlying asset.

842-10-15-31

An entity shall account for each separate lease component separately from the nonlease components of the contract (that is, unless a lessee makes the accounting policy election described in paragraph 842-10-15-37 or unless a lessor makes the accounting policy election in accordance with paragraph 842-10-15-42A). Nonlease components are not within the scope of this Topic and shall be accounted for in accordance with other Topics.

Many contracts contain a lease coupled with an agreement to purchase or sell other goods or services (non-lease components). The non-lease components are identified and accounted for separately from the lease component in accordance with other US GAAP (except when a lessee or lessor applies the practical expedient to not separate lease and non-lease components as discussed in sections 1.4.2.3, *Practical expedient to not separate lease and non-lease components – lessees*, and 1.4.2.4, *Practical expedient to not separate lease and non-lease components – lessors*, respectively). For example, the non-lease components may be accounted for as executory arrangements by lessees (customers) or as contracts subject to ASC 606, *Revenue from Contracts with Customers*, by lessors (suppliers).

Some contracts contain items that do not relate to the transfer of goods or services by the lessor to the lessee (e.g., fees or other administrative costs that a lessor charges a lessee). These items should not be considered separate lease or non-lease components, and lessees and lessors do not allocate consideration in the contract to these items. Refer to sections 1.4.3.2, *Allocating the consideration in the contract – lessees*, on lessee allocation of consideration in the contract and 1.4.4.2, *Allocating the consideration in the contract – lessors*, on lessor allocation of consideration in the contract.

However, if the lessor provides services (e.g., maintenance, including common area maintenance, supply of utilities) or operates the underlying asset (e.g., vessel charter, aircraft wet lease), the contract would generally contain non-lease components.

1.4.2.1 Executory costs (updated January 2019)

“Executory costs” is not a defined term in GAAP, and in ASC 840 the term generally refers to costs related to insurance, taxes and maintenance (and any profit thereon) that will be paid to the lessor. Under ASC 840, there is diversity in how lessees treat these costs for leases classified as operating leases. For example, some lessees include these costs when disclosing their future minimum rental payments while others do not. However, ASC 842 clarifies the accounting for these costs by requiring entities to evaluate whether the costs represent payments for a component of the contract. That is, entities must evaluate whether the payments are for a good or service transferred to the lessee that is separate from the right to use the underlying asset.

Under ASC 842, maintenance activities, including common area maintenance (e.g., cleaning a lobby of a building, removing snow from a parking lot), provided by the lessor are considered non-lease components because they represent goods or services transferred to the lessee separately from the right to use the underlying asset.

Insurance that protects the lessor's interest in the underlying asset and taxes related to the underlying asset (e.g., real estate taxes on the underlying asset) are not separate components of the contract because they do not transfer a good or service to the lessee that is separate from the right to use the underlying

asset. As a result, a lessee will allocate payments for these items to lease and non-lease components, assuming it doesn't make the accounting policy election to combine the lease and associated non-lease components (refer to section 1.4.2.3, *Practical expedient to not separate lease and non-lease components – lessees*). Lessees also should evaluate whether lease payments made for insurance that protects the lessor's interest in the underlying asset and taxes relating to such asset are fixed (or in-substance fixed) lease payments or variable lease payments (refer to section 2.4, *Lease payments*).

For lessees, if an arrangement does not contain a non-lease component, fixed and variable payments for insuring the lessor's asset and real estate taxes associated with such asset are attributable to the lease component. Refer to Example 12 – Activities or Costs That Are Not Components of a Contract, Case A – Payments for Taxes and Insurances are Variable, included below. If the same arrangement contains a lease and a non-lease component (e.g., maintenance), fixed payments are included in the consideration in the contract and allocated between the lease and non-lease components on a relative standalone price basis, assuming the lessee doesn't make the accounting policy election to combine the lease and associated non-lease components. Variable payments for insuring the lessor's asset and real estate taxes are excluded from consideration in the contract and, when recognized, are allocated to the lease and non-lease components on the same basis as the allocation of consideration in the contract determined at lease commencement. Refer to Example 14 – Determining the Consideration in the Contract – Variable Payments, Case A – Variable Payments That Relate to the Lease Component and the Nonlease Component, in section 1.4.5, *Examples – identifying and separating components of a contract and determining and allocating the consideration in the contract*. Also refer to section 1.4.3.2, *Allocating the consideration in the contract – lessees*.

How a lessor accounts for payments for insurance that protects its interest in the underlying asset and real estate taxes related to such asset depends on whether those payments are fixed or variable and whether they are made by the lessee to the lessor as a reimbursement or made directly to a third party on behalf of the lessor (refer to section 2.4, *Lease payments*, and section 1.4.4, *Determining, allocating and reassessing the consideration in the contract – lessors*).

Whether the payments are allocated by a lessor to lease and non-lease components also depends on whether it qualifies for and elects the practical expedient to not separate lease and non-lease components (refer to section 1.4.2.4, *Practical expedient to not separate lease and non-lease components – lessors*, for further guidance on the accounting policy election to combine the lease and associated non-lease components for lessors). If a lessor does not qualify for or elect to apply the practical expedient to not separate lease and non-lease components, it would follow the guidance in ASC 842-10-15-38 to 15-40, which incorporates ASC 606's allocation guidance. Refer to section 1.4.4.2, *Allocating the consideration in the contract – lessors*.

The FASB issued ASU 2018-20, *Narrow-Scope Improvements for Lessors*, which amended ASC 842, to allow lessors to make an accounting policy election not to evaluate whether sales taxes and similar taxes imposed by a governmental authority on a specific lease revenue-producing transaction and collected by the lessor from the lessee are the primary obligation of the lessor as owner of the underlying leased asset. A lessor that makes this election must exclude from the consideration in the contract and from variable payments not included in the consideration in the contract all taxes within the scope of the election and make additional disclosures. The amendments also require a lessor to exclude lessor costs paid directly by a lessee to third parties on the lessor's behalf from variable payments, but lessor costs that are paid by the lessor and reimbursed by the lessee are required to be included in variable payments. Refer to section 1.4.4, *Determining, allocating and reassessing the consideration in the contract – lessors*, for further discussion.

The amendments also clarify that when lessors allocate variable payments to lease and non-lease components they are required to follow the recognition guidance in ASC 842 for the lease component and other applicable guidance, such as ASC 606, for the non-lease component. Refer to section 1.4.4.3, *Allocating variable payments – lessors*.

ASC 842 provides the following examples of accounting for lease-related executory costs.

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

Example 12 – Activities or Costs That Are Not Components of a Contract

Case A – Payments for Taxes and Insurance Are Variable

842-10-55-141

Lessor and Lessee enter into a five-year lease of a building. The contract designates that Lessee is required to pay for the costs relating to the asset, including the real estate taxes and the insurance on the building. The real estate taxes would be owed by Lessor regardless of whether it leased the building and who the lessee is. Lessor is the named insured on the building insurance policy (that is, the insurance protects Lessor's investment in the building, and Lessor will receive the proceeds from any claim). The annual lease payments are fixed at \$10,000 per year, while the annual real estate taxes and insurance premium will vary and be billed to Lessee each year.

Pending Content:

Transition Date: (P) December 16, 2018; (N) December 16, 2019 | **Transition Guidance:** 842-10-65-3

Lessor and Lessee enter into a five-year lease of a building. The contract designates that Lessee is required to pay for the costs relating to the asset, including the real estate taxes and the insurance on the building. The real estate taxes would be owed by Lessor regardless of whether it leased the building and who the lessee is. Lessor is the named insured on the building insurance policy (that is, the insurance protects Lessor's investment in the building, and Lessor will receive the proceeds from any claim). The annual lease payments are fixed at \$10,000 per year, while the annual real estate taxes and insurance premium will vary and be billed by Lessor to Lessee each year.

842-10-55-142

The real estate taxes and the building insurance are not components of the contract. The contract includes a single lease component – the right to use the building. Lessee's payments of those amounts solely represent a reimbursement of Lessor's costs and do not represent payments for goods or services in addition to the right to use the building. However, because the real estate taxes and insurance premiums during the lease term are variable, those payments are variable lease payments that do not depend on an index or a rate and are excluded from the measurement of the lease liability and recognized in profit or loss in accordance with paragraph 842-20-25-5 or 842-20-25-6.

Pending Content:

Transition Date: (P) December 16, 2018; (N) December 16, 2019 | **Transition Guidance:** 842-10-65-3

The real estate taxes and the building insurance are not components of the contract. The contract includes a single lease component—the right to use the building. Lessee's payments of those amounts solely represent a reimbursement of Lessor's costs and do not represent payments for goods or services in addition to the right to use the building. However, because the real estate taxes and insurance premiums during the lease term are variable, those payments are variable lease payments that do not depend on an index or a rate and are excluded from the measurement of the lease liability and recognized by Lessee in profit or loss in accordance with paragraph 842-20-25-5 or 842-20-25-6. Lessor also recognizes those payments as variable lease payments in accordance with paragraph 842-10-15-40A because the real estate taxes and insurance premiums are paid by Lessor to the taxing jurisdiction and insurance company and reimbursed by Lessee to Lessor. However, if Lessee paid the costs directly to the third parties, those lessor costs would not be recognized by Lessor as variable payments because of the requirement in paragraph 842-10-15-40A.

Case B – Payment for Taxes and Insurance are Fixed**842-10-55-143**

Assume the same facts and circumstances as in Case A (paragraphs 842-10-55-141 through 55-142), except that the fixed annual lease payment is \$13,000. There are no additional payments for real estate taxes or building insurance; however, the fixed payment is itemized in the contract (that is, \$10,000 for rent, \$2,000 for real estate taxes, and \$1,000 for building insurance). Consistent with Case A, the taxes and insurance are not components of the contract. The contract includes a single lease component, the right to use the building. The \$65,000 in payments Lessee will make over the 5-year lease term are all lease payments for the single component of the contract and, therefore, are included in the measurement of the lease liability.

Case C – Common Area Maintenance**842-10-55-144**

Assume the same facts and circumstances as in Case B (paragraph 842-10-55-143), except that the lease is of space within the building, rather than for the entire building, and the fixed annual lease payment of \$13,000 also covers Lessor's performance of common area maintenance activities (for example, cleaning of common areas, parking lot maintenance, and providing utilities to the building). Consistent with Case B, the taxes and insurance are not components of the contract. However, the common area maintenance is a component because Lessor's activities transfer services to Lessee. That is, Lessee receives a service from Lessor in the form of the common area maintenance activities it would otherwise have to undertake itself or pay another party to provide (for example, cleaning the lobby for its customers, removing snow from the parking lot for its employees and customers, and providing utilities). The common area maintenance is a single component in this contract rather than multiple components, because Lessor performs the activities as needed (for example, plows snow or undertakes minor repairs when and as necessary) over the same period of time.

842-10-55-145

Therefore, the contract in Case C includes two components – a lease component (that is, the right to use the building) and a nonlease component. The consideration in the contract of \$65,000 is allocated between those 2 components (unless Lessee elects the practical expedient in paragraph 842-10-15-37 or Lessor elects the practical expedient in paragraph 842-10-15-42A when the conditions in that paragraph are met). The amount allocated to the lease component is the lease payments in accounting for the lease.

1.4.2.2**Guarantees of performance of underlying asset****Excerpt from Accounting Standards Codification****Leases – Overall****Implementation Guidance and Illustrations****842-10-55-33**

A lessor should evaluate a commitment to guarantee performance of the **underlying asset** or to effectively protect the **lessee** from obsolescence of the underlying asset in accordance with paragraphs 606-10-55-30 through 55-35 on **warranties**. If the lessor's commitment is more extensive than a typical product warranty, it might indicate that the commitment is providing a service to the lessee that should be accounted for as a nonlease component of the contract.

Entities should carefully evaluate the terms of any performance guarantees provided by the lessor and the provisions of ASC 606-10-55-30 through 55-35 to determine whether the guarantee is a non-lease component of the contract that should be separated (e.g., if the lessor's commitment is more extensive than a typical product warranty).

1.4.2.3

Practical expedient to not separate lease and non-lease components – lessees

Excerpt from Accounting Standards Codification

Leases – Overall

Scope and Scope Exceptions

842-10-15-37

As a practical expedient, a lessee may, as an accounting policy election by class of underlying asset, choose not to separate nonlease components from lease components and instead to account for each separate lease component and the nonlease components associated with that lease component as a single lease component.

ASC 842 provides a practical expedient that permits lessees to make an accounting policy election (by class of underlying asset) to account for each separate lease component of a contract and its associated non-lease components as a single lease component. ASC 842 provides this expedient to alleviate concerns that the costs and administrative burden of allocating consideration to separate lease and non-lease components may not be justified by the benefit of more precisely reflecting the right-of-use asset and the lease liability. Furthermore, the FASB expects the practical expedient to most often be used when the non-lease components of a contract are not significant when compared to the lease components of a contract. The practical expedient does not allow lessees to account for multiple lease components of a contract (refer to section 1.4.1, *Identifying and separating lease components of a contract*) as a single lease component. Refer to section 4, *Lessee accounting*, for a discussion of measurement of right-of-use assets and lease liabilities.

Lessees that make the accounting policy election to account for a lease component of a contract and its associated non-lease components as a single lease component must assess classification of the lease based on the consideration in the contract for the combined component. A lessee that makes this election would assess whether the present value of the sum of the lease payments for the combined component and any residual value guaranteed by the lessee that is not already reflected in the lease payments equals or exceeds substantially all of the fair value of the underlying asset (refer to section 3.1, *Criteria for lease classification – lessees*).

When a lease includes a non-lease component related to the purchase of inventory, we believe an entity should separate the purchase of inventory from other lease and non-lease components, even if it has elected to apply the practical expedient to the class of underlying asset to which the lease relates. For example, if a contract contains a lease as well as non-lease components related to a service and the purchase of sheet metal to be used in the construction of inventory, we believe the purchase of the sheet metal should be accounted for as a component of inventory rather than together with the lease component as the purchase of a physical good is not a “non-lease component associated with that lease component.”

Lessees that make the policy election to account for a lease component of a contract and its associated non-lease components as a single lease component allocate all of the contract consideration to the lease component. Therefore, the initial and subsequent measurement of the lease liability and right-of-use asset is greater than if the policy election was not applied, which could have an effect on a lessee's impairment analysis (refer to section 4.2.5, *Impairment of right-of-use assets in operating leases*).

1.4.2.4

Practical expedient to not separate lease and non-lease components – lessors (updated March 2019)

Excerpt from Accounting Standards Codification

Leases – Overall

Scope and Scope Exceptions

842-10-15-38

A lessor shall allocate (unless the lessor makes the accounting policy election in accordance with paragraph 842-10-15-42A) the **consideration in the contract** to the separate lease components and the nonlease components using the requirements in paragraphs 606-10-32-28 through 32-41. A lessor also shall allocate (unless the lessor makes the accounting policy election described in paragraph 842-10-15-42A) any capitalized costs (for example, **initial direct costs** or **contract** costs capitalized in accordance with Subtopic 340-40 on other assets and deferred costs – contracts with customers) to the separate lease components or nonlease components to which those costs relate.

842-10-15-42A

As a practical expedient, a lessor may, as an accounting policy election, by class of underlying asset, choose to not separate nonlease components from lease components and, instead, to account for each separate lease component and the nonlease components associated with that lease component as a single component if the nonlease components otherwise would be accounted for under Topic 606 on revenue from contracts with customers and both of the following are met:

- a. The timing and pattern of transfer for the lease component and nonlease components associated with that lease component are the same.
- b. The lease component, if accounted for separately, would be classified as an operating lease in accordance with paragraphs 842-10-25-2 through 25-3.

842-10-15-42B

A lessor that elects the practical expedient in paragraph 842-10-15-42A shall account for the combined component:

- a. As a single performance obligation entirely in accordance with Topic 606 if the nonlease component or components are the predominant component(s) of the combined component. In applying Topic 606, the entity shall do both of the following:
 1. Use the same measure of progress as used for applying paragraph 842-10-15-42A(a)
 2. Account for all variable payments related to any good or service, including the lease, that is part of the combined component in accordance with the guidance on variable consideration in Topic 606.
- b. Otherwise, as an operating lease entirely in accordance with this Topic. In applying this Topic, the entity shall account for all variable payments related to any good or service that is part of the combined component as variable lease payments.

In determining whether a nonlease component or components are the predominant component(s) of a combined component, a lessor shall consider whether the lessee would be reasonably expected to ascribe more value to the nonlease component(s) than to the lease component.

842-10-15-42C

A lessor that elects the practical expedient in paragraph 842-10-15-42A shall combine all nonlease components that qualify for the practical expedient with the associated lease component and shall account for the combined component in accordance with paragraph 842-10-15-42B. A lessor shall separately account for nonlease components that do not qualify for the practical expedient. Accordingly, a lessor shall apply paragraphs 842-10-15-38 through 15-42 to account for nonlease components that do not qualify for the practical expedient.

The FASB added an optional practical expedient that allows lessors to elect, by class of underlying asset, to not separate lease and related non-lease components if the non-lease components otherwise would be accounted for in accordance with the new revenue standard and both of the following criteria are met:

- ▶ The timing and pattern of transfer of the lease component and the associated non-lease component(s) are the same.
- ▶ The lease component would be classified as an operating lease if it were accounted for separately.³

If both of the criteria are met and a lessor elects to use the practical expedient, the lessor is required to account for the combined component as a single performance obligation in accordance with ASC 606 if the non-lease component is the predominant component. If the non-lease component is not the predominant component, a lessor applying this practical expedient is required to account for the combined component as an operating lease in accordance with ASC 842.

ASC 842 does not provide detailed guidance on how to evaluate whether the predominant component is the lease or non-lease component. Likewise, the Basis says in BC 35 that “(t)he Board concluded that an entity should be able to reasonably determine which Topic to apply (based on predominance) without having to perform a detailed quantitative analysis or theoretical allocation to each component.”

We agree that, in some cases, a reasonable qualitative analysis may provide an adequate basis for conclusions. However, if it is not clear which component (the lease component or related non-lease component(s)) is predominant, we believe some quantitative analysis may be necessary. The extent of the quantitative evaluation would depend on facts and circumstances of each contract.

The practical expedient is elected by class of underlying assets (as an accounting policy election) and is applied to all arrangements in that class of underlying asset that qualify for the expedient. That is, a lessor cannot pick and choose which arrangements to account for under the expedient.

For example, a lessor may have a portfolio of similar lease arrangements (e.g., units in independent living facilities) across multiple geographic areas. If the lessor elects the expedient for a class of underlying assets, it would analyze (qualitatively and/or quantitatively, as applicable) all contracts in that class of underlying assets. This may result in the lease component being the predominant component in some contracts while other contracts involving the same class of underlying assets have the revenue component as the predominant component.

If a contract includes a lease and multiple associated non-lease components, a lessor must combine all components that qualify for the practical expedient and separately account for the components that do not qualify (i.e., those for which the timing and pattern of transfer of the lease and associated non-lease components are not the same). In doing so, the lessor is required to apply the separation and allocation guidance described in section 1.4.4.2, *Allocating the consideration in the contract – lessors*, to the separate components.

³ The Basis for Conclusions (BC 30) of ASU 2018-11, *Targeted Improvements*, says, “the Board emphasized that determining whether the lease component (if accounted for separately) would be classified as an operating lease generally should not require a detailed quantitative analysis but, rather, can often be determined using a reasonable qualitative assessment.”

The practical expedient does not allow lessors to account for multiple lease components of a contract (refer to section 1.4.1, *Identifying and separating lease components of a contract*) as a single lease component.

Contracts that include the sale of consumables

Lessors may enter into arrangements to provide a lease of equipment along with non-lease components (e.g., training services, maintenance services, supply of consumable products to be used with the leased equipment).

When the lessor recognizes revenue from sales of the consumable products at a point in time (in accordance with ASC 606), the lease component and the non-lease components (i.e., sale of consumable products) do not have the same timing and pattern of transfer. Therefore, if the entity has made an accounting policy election to not separate the lease and non-lease components, the non-lease component relating to the sale of the consumable products is not eligible to be combined with the lease component.

1.4.3 Determining, allocating and reassessing the consideration in the contract – lessees

1.4.3.1 Determining the consideration in the contract – lessees

Excerpt from Accounting Standards Codification

Master Glossary

Consideration in the Contract

See paragraph 842-10-15-35 for what constitutes the consideration in the **contract** for **lessees** and paragraph 842-10-15-39 for what constitutes consideration in the contract for **lessors**.

Leases – Overall

Scope and Scope Exceptions

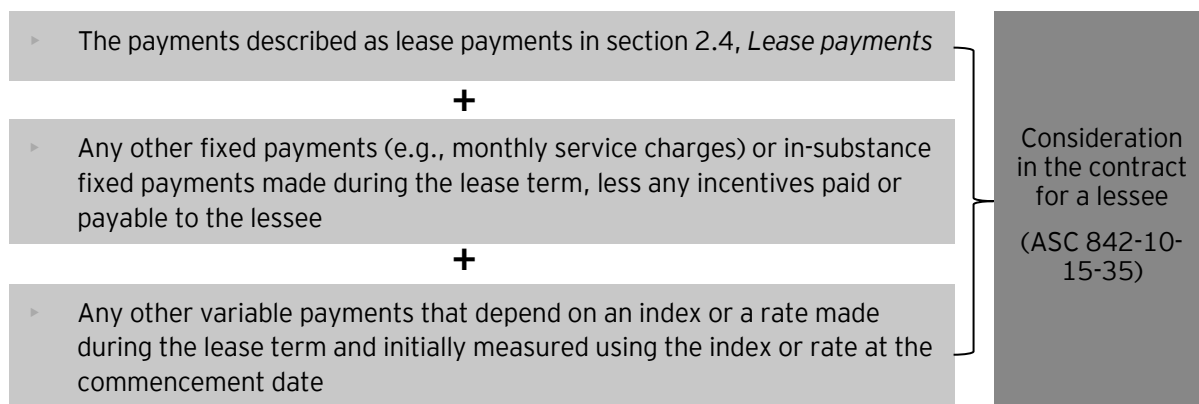
842-10-15-35

The consideration in the contract for a lessee includes all of the payments described in paragraph 842-10-30-5, as well as all of the following payments that will be made during the **lease term**:

- a. Any fixed payments (for example, monthly service charges) or in substance fixed payments, less any incentives paid or payable to the lessee, other than those included in paragraph 842-10-30-5
- b. Any other variable payments that depend on an index or a rate, initially measured using the index or rate at the **commencement date**.

The consideration in the contract for a lessee includes all of the payments described as lease payments in section 2.4, *Lease payments*, as well as any of the following payments made during the lease term:

- ▶ Any fixed payments (e.g., monthly service charges) or in-substance fixed payments, less any incentives paid or payable to the lessee (refer to section 2.4.1, *Fixed (including in-substance fixed) lease payments and lease incentives*), other than those included in lease payments
- ▶ Any variable payments that depend on an index or a rate (refer to section 2.4.2, *Variable lease payments that depend on an index or rate*), initially measured using the index or rate at the commencement date (refer to section 2.2, *Commencement date of the lease*)



1.4.3.2

Allocating the consideration in the contract – lessees (updated January 2019)

Excerpt from Accounting Standards Codification

Master Glossary

Standalone Price

The price at which a customer would purchase a component of a **contract** separately.

Leases – Overall

Scope and Scope Exceptions

842-10-15-33

A **lessee** shall allocate (that is, unless the lessee makes the accounting policy election described in paragraph 842-10-15-37) the **consideration in the contract** to the separate **lease** components determined in accordance with paragraphs 842-10-15-28 through 15-31 and the nonlease components as follows:

- a. The lessee shall determine the relative **standalone price** of the separate lease components and the nonlease components on the basis of their observable standalone prices. If observable standalone prices are not readily available, the lessee shall estimate the standalone prices, maximizing the use of observable information. A residual estimation approach may be appropriate if the standalone price for a component is highly variable or uncertain.
- b. The lessee shall allocate the consideration in the contract on a relative standalone price basis to the separate lease components and the nonlease components of the **contract**.

Initial direct costs should be allocated to the separate lease components on the same basis as the **lease payments**.

842-10-15-34

A price is observable if it is the price that either the **lessor** or similar suppliers sell similar lease or nonlease components on a standalone basis.

Lessees that do not make an accounting policy election (by class of underlying asset) to use the practical expedient (refer to section 1.4.2.3, *Practical expedient to not separate lease and non-lease components – lessees*) to account for each separate lease component of a contract and its associated non-lease components as a single lease component are required to allocate the consideration in the contract to the lease and non-lease components on a relative standalone price basis. Lessees are required to use observable standalone prices (i.e., prices at which a customer would purchase a component of a contract separately) when readily available. If observable standalone prices are not readily available, lessees estimate standalone prices, maximizing the use of observable information. A residual estimation approach may be appropriate when the standalone price for a component is highly variable or uncertain.

When variable payments not included in consideration in the contract are recognized, lessees also allocate these amounts between lease and non-lease components on the same basis as the allocation of consideration in the contract. These payments include variable payments not based on an index or rate or the changes in variable payments based on an index or rate after the commencement date of the lease. Refer to sections 4.2.3, *Expense recognition – operating leases*, and 4.3.3, *Expense recognition – finance leases*, for discussion of the timing of recognition of variable lease payments.

Refer to section 1.4.5, *Examples – identifying and separating components of a contract and determining and allocating the consideration in the contract*, for illustrations of how a lessee determines and allocates consideration in a contract, including for arrangements that include variable payments.

For contracts that contain multiple lease components (refer to section 1.4.1, *Identifying and separating lease components of a contract*), lessees also allocate initial direct costs (refer to section 2.6, *Initial direct costs*) to the separate lease components on the same basis as the lease payments.

Illustration 1-6 Allocating contract consideration if a lessee does not elect the practical expedient to combine the lease and non-lease components

On 1 January 20X0, Lessee enters into a three-year lease for office space with Lessor. Under the terms of the agreement, Lessee agrees to pay the following for the right to use the office space:

- ▶ A fixed payment payable on 31 December of each year starting at \$300,000 and increasing 10% each year
- ▶ A variable payment per year based on the actual costs Lessor incurs for Lessor’s property taxes and insurance related to the leased asset and common area maintenance (CAM)

In this example, the right to use the office space for three years is a lease component, with a standalone price of \$800,000. The lease is classified as an operating lease. The CAM services are a non-lease component, with a standalone price of \$123,000. Lessee’s payments for Lessor’s real estate taxes and insurance related to the leased asset are not components of the contract because they do not represent payment for goods or services, in addition to the right to use the space, transferred to the lessee.

Assume that Lessee incurs no initial direct costs, and its incremental borrowing rate is 4%.

Also, Lessee does not elect the practical expedient to combine the lease and non-lease components.

In this example, Lessee allocates the fixed consideration in the contract as follows:

Component	Relative %	Allocation of fixed consideration			
		Year 1	Year 2	Year 3	Total
Lease	86.7% (a)	\$ 260,000	\$ 286,000	\$ 315,000	\$861,000
CAM	13.3% (b)	40,000	44,000	48,000	132,000
	100%	\$ 300,000	\$ 330,000	\$ 363,000	\$993,000

(a) $800,000 / (800,000 + 123,000) = 86.7\%$

(b) $123,000 / (800,000 + 123,000) = 13.3\%$

The initial measurement of the right-of-use asset and lease liability is \$794,000 using the allocated consideration in the contract of \$861,000 discounted using Lessee’s incremental borrowing rate of 4%. Refer to section 4.2, *Operating leases*, for lessee accounting guidance on the initial measurement of operating leases.

At the end of year one, Lessee pays the annual rental payment of \$300,000, of which \$260,000 is allocated to the lease component and \$40,000 is allocated to CAM services.

At the end of year one, Lessee records the following for the fixed consideration (refer to section 4.2.2, *Subsequent measurement – Operating leases*, for further guidance):

Lease liability	\$ 228,000 (a)	
Lease expense	\$ 287,000 (b)	
Maintenance expense	\$ 44,000 (c)	
Right-of-use asset		\$ 255,000 (d)
Cash		\$ 300,000 (e)
CAM accrual		\$ 4,000 (f)

- (a) Difference between the initial measurement of the lease liability (and right-of-use asset) at lease commencement (\$794,000) and the present value of remaining lease payments at the end of year one (\$566,000)
- (b) Payments allocated to the lease component recognized on a straight-line basis (total lease expense of \$861,000 over three years)
- (c) Expense attributable to the non-lease component (total CAM expense of \$132,000 over three years)
- (d) Adjustment in (a) of \$228,000 plus accrued rent of \$27,000, which is the difference between the cash paid for the lease component of \$260,000 and straight-line lease rent expense of \$287,000
- (e) Cash payment
- (f) CAM accrual for the difference between the straight-line expense allocated to the CAM component (\$44,000) and the CAM payment (\$40,000)

Lessee makes a variable payment of \$50,000 at the end of year one based on Lessor's costs incurred for property taxes, property insurance and CAM services. Lessee allocates variable payments to the lease and non-lease components (i.e., CAM) on the same basis as the initial allocation of the consideration in the contract.

In this example, Lessee allocates the variable payment in the contract as follows:

Component	Relative %	Allocation of variable payment
Lease	86.7%	\$ 43,350
CAM	13.3%	6,650
	100%	\$ 50,000

At the end of year one, Lessee records the following for the variable payment:

Lease expense	\$ 43,350	
Maintenance expense	\$ 6,650	
Cash		\$ 50,000

Immaterial differences may arise in the recomputation of amounts in the example above due to rounding.

Illustration 1-7 Allocating contract consideration if a lessee elects the practical expedient to combine lease and non-lease components

Assume the same facts as in Illustration 1-6 except Lessee elects the practical expedient to combine lease and non-lease components. Lessee has concluded that the lease is an operating lease.

In this example, Lessee allocates all of the consideration to the lease component. Therefore, it recognizes all of the fixed consideration in the contract (\$993,000) as lease payments.

The initial measurement of the right-of-use asset and lease liability is \$916,000 using Lessee's incremental borrowing rate of 4%. Refer to section 4.2, *Operating leases*, for lessee accounting guidance on the initial measurement of operating leases.

At the end of year one, Lessee pays the annual rental payment of \$300,000 and a variable payment of \$50,000 based on Lessor's actual costs incurred for property taxes, property insurance and CAM.

At the end of year one, Lessee records the following for the fixed and variable consideration (refer to section 4.2.2, *Subsequent measurement – Operating leases*, for further guidance):

Lease liability	\$ 263,000 (a)	
Lease expense	\$ 381,000 (b)	
Right-of-use asset		\$ 294,000 (c)
Cash		\$ 350,000 (d)

- (a) Difference between the initial measurement of the lease liability (and the right-of-use asset) at lease commencement (\$916,000) and the present value of remaining lease payments at the end of year one (\$653,000)
- (b) Fixed and variable payments allocated to the lease component; fixed payments recognized on a straight-line basis (total lease expense of \$993,000 over three years) plus the variable payment of \$50,000 in year one
- (c) Adjustment in (a) of \$263,000 plus accrued rent of \$31,000, which is the difference between the cash paid of \$350,000 and straight-line lease rent expense of \$381,000
- (d) Actual cash payment

Immaterial differences may arise in the recomputation of amounts in the example above due to rounding.

1.4.3.3

Reassessment: determining and allocating the consideration in the contract – lessees

Excerpt from Accounting Standards Codification

Leases – Overall

Scope and Scope Exceptions

842-10-15-36

A lessee shall remeasure and reallocate the consideration in the contract upon either of the following:

- A remeasurement of the **lease liability** (for example, a remeasurement resulting from a change in the lease term or a change in the assessment of whether a lessee is or is not reasonably certain to exercise an option to purchase the **underlying asset**) (see paragraph 842-20-35-4)
- The effective date of a contract modification that is not accounted for as a separate contract (see paragraph 842-10-25-8).

Lessees are required to remeasure and reallocate the consideration in a contract when they remeasure the lease liability, which occurs as a result of any of the following:

- ▶ A change to the lease term (e.g., a change resulting from a lessee's determination that it is reasonably certain to exercise an existing option to extend a lease that it had previously determined it was not reasonably certain to exercise)
- ▶ A change in the assessment of whether a lessee is reasonably certain to exercise an option to purchase the underlying asset
- ▶ A change in the amount that it is probable the lessee will owe under a residual value guarantee
- ▶ A resolution of a contingency that results in some or all of the payments allocated to the lease component that were previously determined to be variable meeting the definition of lease payments (e.g., an event occurs that results in variable lease payments that were linked to the performance or use of the underlying asset becoming fixed payments for the remainder of the lease term)

Refer to section 4.5, *Remeasurement of lease liabilities and right-of-use assets – operating and finance leases*, for further discussion.

Lessees are also required to remeasure and reallocate the consideration in the contract on the effective date of a contract modification (i.e., the date the lessor and lessee approve a change to the terms and conditions of the lease that results in a change in the scope of or the consideration for the lease) if the modified contract is not accounted for as a separate contract. Refer to section 4.6, *Lease modifications*.

Also refer to section 3.5.1, *Summary of lease reassessment and remeasurement requirements*.

1.4.4 Determining, allocating and reassessing the consideration in the contract – lessors (updated January 2019)

Excerpt from Accounting Standards Codification

Master Glossary

Consideration in the Contract

See paragraph 842-10-15-35 for what constitutes the consideration in the **contract** for **lessees** and paragraph 842-10-15-39 for what constitutes consideration in the contract for **lessors**.

Leases – Overall

Scope and Scope Exceptions

842-10-15-38

A **lessor** shall allocate (unless the lessor makes the accounting policy election in accordance with paragraph 842-10-15-42A) the **consideration in the contract** to the separate **lease** components and the nonlease components using the requirements in paragraphs 606-10-32-28 through 32-41. A lessor also shall allocate (unless the lessor makes the accounting policy election described in paragraph 842-10-15-42A) any capitalized costs (for example, **initial direct costs** or **contract** costs capitalized in accordance with Subtopic 340-40 on other assets and deferred costs – contracts with customers) to the separate lease components or nonlease components to which those costs relate.

842-10-15-39

The consideration in the contract for a lessor includes all of the amounts described in paragraph 842-10-15-35 and any other variable payment amounts that would be included in the transaction price in accordance with the guidance on variable consideration in Topic 606 on revenue from contracts with customers that specifically relates to either of the following:

- a. The lessor's efforts to transfer one or more goods or services that are not leases
- b. An outcome from transferring one or more goods or services that are not leases.

Any variable payment amounts accounted for as consideration in the contract shall be allocated entirely to the nonlease component(s) to which the variable payment specifically relates if doing so would be consistent with the transaction price allocation objective in paragraph 606-10-32-28.

Pending Content:

Transition Date: (P) December 16, 2018; (N) December 16, 2019 | **Transition Guidance:** 842-10-65-3

842-10-15-39A

A lessor may make an accounting policy election to exclude from the consideration in the contract and from variable payments not included in the consideration in the contract all taxes assessed by a governmental authority that are both imposed on and concurrent with a specific lease revenue-producing transaction and collected by the lessor from a lessee (for example, sales, use, value added, and some excise taxes). Taxes assessed on a lessor's total gross receipts or on the lessor as owner of the underlying asset shall be excluded from the scope of this election. A lessor that makes this election shall exclude from the consideration in the contract and from variable payments not included in the consideration in the contract all taxes within the scope of the election and shall comply with the disclosure requirements in paragraph 842-30-50-14.

842-10-15-40

If the terms of a variable payment amount other than those in paragraph 842-10-15-35 relate to a lease component, even partially, the lessor shall recognize those payments as income in profit or loss in the period when the changes in facts and circumstances on which the variable payment is based occur (for example, when the **lessee's** sales on which the amount of the variable payment depends occur).

Pending Content:**Transition Date:** (P) December 16, 2018; (N) December 16, 2019 | **Transition Guidance:** 842-10-65-3

If the terms of a variable payment amount other than those in paragraph 842-10-15-35 relate to a lease component, even partially, the lessor shall not recognize those payments before the changes in facts and circumstances on which the variable payment is based occur (for example, when the lessee's sales on which the amount of the variable payment depends occur). When the changes in facts and circumstances on which the variable payment is based occur, the lessor shall allocate those payments to the lease and nonlease components of the contract. The allocation shall be on the same basis as the initial allocation of the consideration in the contract or the most recent modification not accounted for as a separate contract unless the variable payment meets the criteria in paragraph 606-10-32-40 to be allocated only to the lease component(s). Variable payment amounts allocated to the lease component(s) shall be recognized as income in profit or loss in accordance with this Topic, while variable payment amounts allocated to nonlease component(s) shall be recognized in accordance with other Topics (for example, Topic 606 on revenue from contracts with customers).

Pending Content:**Transition Date:** (P) December 16, 2018; (N) December 16, 2019 | **Transition Guidance:** 842-10-65-3**842-10-15-40A**

The guidance in paragraph 842-10-15-40 notwithstanding, a lessor shall exclude from variable payments lessor costs paid by a lessee directly to a third party. However, costs excluded from the consideration in the contract that are paid by a lessor directly to a third party and are reimbursed by a lessee are considered lessor costs that shall be accounted for by the lessor as variable payments (this requirement does not preclude a lessor from making the accounting policy election in paragraph 842-10-15-39A).

The FASB issued ASU 2018-20, *Narrow-Scope Improvements for Lessors*, which amended ASC 842, to help lessors apply the new standard. The amendments respond to concerns raised by lessors about the costs and complexity of assessing tax laws on a jurisdiction-by-jurisdiction basis, particularly when the lessor operates across multiple jurisdictions. The amendments also respond to concerns raised by stakeholders about the difficulty of estimating certain costs paid directly by lessees to third parties on the lessor's behalf and concerns about the guidance when a lessor recognizes variable payments that relate to both a lease component and a non-lease component.

Sales taxes and other similar taxes collected from lessees

Prior to issuing ASU 2018-20, ASC 842 required lessors to analyze sales taxes and other similar taxes on a jurisdiction-by-jurisdiction basis to determine whether these taxes are the primary obligation of the lessor as owner of the underlying asset being leased or whether these taxes are costs of the lessee. If these taxes were a lessor cost, the lessor would include the amount in the measurement of lease revenue and the associated expense. If these taxes were a lessee cost, the lessor would exclude these taxes from the measurement of lease revenue and the associated expense.

The amendments in ASU 2018-20 allow lessors to make an accounting policy election not to evaluate whether sales taxes and other similar taxes imposed by a governmental authority on a specific lease revenue-producing transaction that are collected by the lessor from the lessee are the primary obligation of the lessor as owner of the underlying leased asset. A lessor that makes this election will exclude these taxes from the measurement of lease revenue and the associated expense. Taxes assessed on a lessor's total gross receipts or on the lessor as owner of the underlying asset (e.g., property taxes) are excluded from the scope of the policy election. A lessor must apply the election to all taxes in the scope of the policy election and would provide certain disclosures. This policy election is similar to one that exists in the new revenue standard for sales contracts that include sales taxes and other similar taxes collected from customers (refer to section 5.1, *Presentation of sales (and other similar) taxes*, in our FRD, [Revenue from contracts with customers \(ASC 606\)](#)).

Certain lessor costs

Prior to issuing ASU 2018-20, ASC 842 required a lessor to recognize as revenue and expense any lessor costs paid by a lessee, regardless of whether the lessee paid the third party directly on behalf of the lessor or reimbursed the lessor. As a result, the lessor would have had to estimate the amounts paid directly by a lessee on the lessor's behalf in many cases.

The amendments in ASU 2018-20 require lessors to exclude lessor costs paid directly by lessees to third parties on the lessor's behalf from variable payments and therefore variable lease revenue. The amendments also require lessors to include lessor costs that are paid by the lessor and reimbursed by the lessee in the measurement of variable lease revenue and the associated expense.

Clarification of variable payments allocated to lease and non-lease components

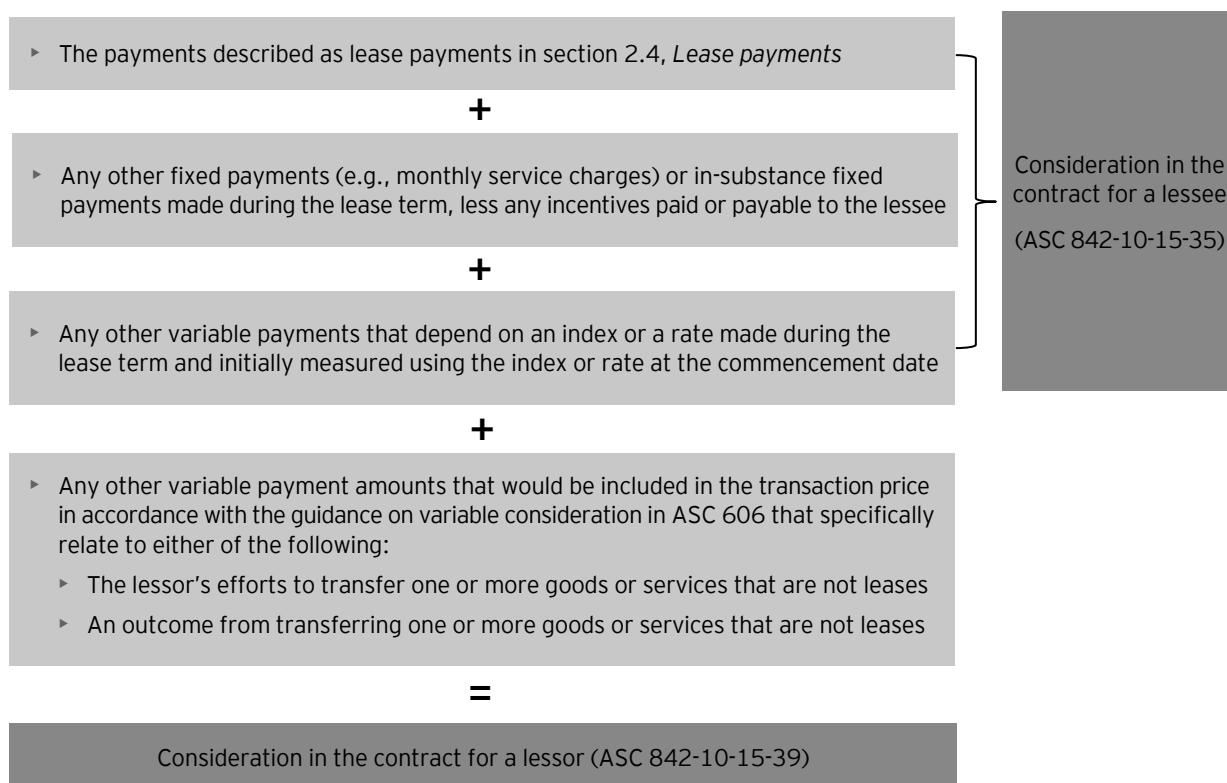
Prior to issuing ASU 2018-20, ASC 842 required lessors to recognize certain variable payment amounts in profit or loss in the period when the changes in facts and circumstances on which the variable payment is based occurred, regardless of whether the payment partially related to non-lease components. That could have resulted in a lessor recognizing revenue allocated to the non-lease component before the period in which the non-lease component is satisfied under other guidance, such as ASC 606.

The amendments in ASU 2018-20 clarify that lessors are required to allocate (rather than recognize) certain variable payments to the lease and non-lease components when changes in facts and circumstances on which the variable payment is based occur. After the allocation, the amount of variable payments allocated to the lease component is recognized as income in profit or loss in accordance with ASC 842, and the amount allocated to the non-lease component is recognized in accordance with other guidance, such as ASC 606.

1.4.4.1

Determining the consideration in the contract – lessors

This illustration shows the types of payments that a lessor includes as consideration in the contract. Although similar, consideration in a contract for lessees and lessors may differ because lessors include certain other variable payments that do not relate to a lease component.



1.4.4.2 Allocating the consideration in the contract – lessors (updated March 2019)

Lessors are required to apply the guidance in ASC 606-10-32-28 through 32-41 to allocate the consideration in the contract to lease and separate non-lease components if they (1) do not make an accounting policy election (by class of underlying asset) to use the optional practical expedient to not separate lease and associated non-lease components or (2) make the accounting policy election but have at least one non-lease component that does not qualify for the expedient. Refer to section 1.4.2.4, *Practical expedient to not separate lease and non-lease components – lessors*. The guidance in this section and section 1.4.4.3, *Allocating variable payments – lessors*, assumes the entity has separate lease and non-lease components to which consideration must be allocated.

Lessors are required to allocate consideration in the contract on a relative standalone selling price basis, except when allocating certain discounts (ASC 606-10-32-36 through 32-38) and certain variable consideration (ASC 606-10-32-39 through 32-41). Using the guidance in ASC 606, lessors may ultimately attribute all or portions of the consideration in the contract to specific lease and non-lease components.

The standalone selling price is the price at which an entity would sell a promised good or service separately to a customer. The best evidence of standalone selling price is the observable price of a good or service when the entity sells that good or service separately in similar circumstances and to similar customers.

When the standalone selling price is not directly observable, the lessor must estimate it. ASC 606-10-32-33 through 32-35 provides guidance for estimating the standalone selling price. The requirement to estimate a standalone selling price is not a new concept for lessors that previously applied the multiple-element arrangements guidance in ASC 605-25, *Multiple-Element Arrangements*, to leases accounted for under ASC 840. The guidance on estimating standalone selling price in ASC 606 is similar to the superseded guidance in ASC 605-25. However, ASC 606 doesn't require an entity to consider a hierarchy of evidence to make this estimate. Refer to section 6.1, *Determining standalone selling prices*, of our FRD, *Revenue from contracts with customers (ASC 606)*, for a discussion of determining the standalone selling price and estimation methods.

Illustration 1-8 Allocating the consideration in the contract: fixed payments and an option to purchase additional goods

Lessee and Lessor enter into a two-year lease of medical equipment. Lessee agrees to pay a fixed payment of \$50,000 per year. Legal title of the equipment passes to Lessee at the end of the lease term. Accordingly, Lessor classifies the lease as a sales-type lease. At lease commencement, the standalone price of a two-year lease of the equipment is \$125,000.

Lessee also has the right, but not the obligation, to purchase disposables that are used with the medical equipment for \$10 per disposable. At lease commencement, Lessor estimates that Lessee will purchase 20,000 disposables during the lease term. The price that Lessor charges Lessee for the disposables is consistent with the price that it charges other customers with a similar volume of purchases. Lessor concludes that the purchases of disposables are optional purchases and are not a form of variable consideration.

Lessor determines that the arrangement does not qualify for use of the lessor practical expedient in ASC 842-10-15-42A. That is, the lease of the medical equipment (i.e., the lease component) is not classified as an operating lease and the timing and pattern of transfer of the medical equipment and disposables (i.e., the non-lease components) are not the same (refer to section 1.4.2.4, *Practical expedient to not separate lease and non-lease components – lessors*). Therefore, Lessor allocates the payments in the arrangement between the medical equipment and the disposables in a manner that is consistent with the transaction price allocation objective in ASC 606-10-32-28.

Lessor concludes that allocating the fixed payments of \$100,000 (\$50,000 per year x two years) entirely to the medical equipment would meet the allocation objective in ASC 606 because at lease commencement there are no existing non-lease components to which the fixed payments could be allocated. Lessor's allocation methodology also would not result in an overallocation of the fixed payments to the lease component (i.e., \$100,000 is less than the standalone price of \$125,000) and, therefore, is not inconsistent with the allocation objective in ASC 606.

Lessor will then allocate payments, if any, for optional future purchases of disposables between the medical equipment and the disposables on a relative standalone price basis determined at lease commencement. This allocation methodology considers that the fixed payments were allocated entirely to the equipment.

Assume at lease commencement that Lessor determines that the standalone price of the disposables is \$200,000 based on the estimated purchases of disposables during the lease term. Lessor allocates the fixed payments and the payments for the optional purchases as follows:

Component	SSP	Allocation of estimated payments ^(a)	Allocation of fixed payment	Allocation of payments for optional purchases	Allocation of payments for optional purchases - %
Equipment	\$ 125,000	\$ 115,385 ^(b)	\$ 100,000	\$ 15,385	8% ^(d)
Disposables	200,000	184,615 ^(c)	-	184,615	92% ^(e)
	<u>\$ 325,000</u>	<u>\$ 300,000</u>	<u>\$ 100,000</u>	<u>\$ 200,000</u>	<u>100%</u>

(a) \$100,000 of fixed payments + \$200,000 of estimated payments for disposables (\$10 per disposable X 20,000 estimated disposables to be purchased)

(b) $(125,000/325,000) \times 300,000$

(c) $(200,000/325,000) \times 300,000$

(d) $15,385/200,000$

(e) $184,615/200,000$

During the first year of the lease, Lessee purchases disposables totaling \$100,000. Lessor recognizes income as follows:

Lease income: $(\$100,000 \text{ fixed payments} / \text{two years}) + (\$100,000 \times 8\%) = \$58,000$

Disposables income: $(\$100,000 \times 92\%) = \$92,000$

Note: This allocation methodology would not be appropriate for Lessee. Further, while Lessor's allocation methodology is consistent with the transaction price allocation objective in ASC 606, the use of other allocation methodologies may also be appropriate if those methodologies are consistent with the allocation objective in ASC 606.

1.4.4.3

Allocating variable payments – lessors (updated January 2019)

If an arrangement includes variable payments, a lessor should carefully analyze the nature of the variable payments and the components to which they relate to determine how to allocate those amounts.

Variable payments included as consideration in the contract

Under ASC 842, certain variable payments are **included** as consideration in the contract (i.e., variable payments that depend on an index or rate and other variable payments that relate to the transfer of or the outcome from transferring one or more goods or services that are not leases). Refer to section 1.4.4.1, *Determining the consideration in the contract – lessors*. Variable payments included as consideration in the contract are allocated entirely to the non-lease component(s) to which they relate if doing so would be consistent with the transaction price allocation objective in ASC 606-10-32-28 (i.e., the variable payment would be allocated entirely to the non-lease component if doing so depicts the amount of consideration to which the lessor expects to be entitled in exchange for transferring the non-lease component).

Excerpt from Accounting Standards Codification

Revenue from Contracts with Customers – Overall

Measurement

606-10-32-28

The objective when allocating the **transaction price** is for an entity to allocate the transaction price to each **performance obligation** (or distinct good or service) in an amount that depicts the amount of consideration to which the entity expects to be entitled in exchange for transferring the promised goods or services to the **customer**.

If allocating the variable payments entirely to the non-lease component is not consistent with the transaction price allocation objective in ASC 606-10-32-28, the consideration in the contract is generally allocated between lease and non-lease components on a relative standalone selling price basis.

The following illustration on allocating variable payments included in the consideration in the contract is based on Example 14, *Determining the Consideration in the Contract – Variable Payments, Case B – Variable Payments That Relate Specifically to a Nonlease Component*, in ASC 842 (refer to section 1.4.5, *Examples – identifying and separating components of a contract and determining and allocating the consideration in the contract*).

Illustration 1-9 Allocating the consideration in the contract: variable payments that specifically relate to the non-lease component

Lessee and Lessor enter into a five-year lease of highly specialized equipment that includes specialized maintenance services on the equipment throughout the lease term. Lessee agrees to pay:

- ▶ A fixed payment of \$200,000 per year; and
- ▶ A variable payment each year that is based on the number of hours that the equipment is operating at specified performance metrics (i.e., the equipment is not malfunctioning or inoperable)

Assume Lessor properly concludes that the variable payments relate specifically to the outcome of its performance of the maintenance services (i.e., the non-lease component). Lessor evaluates the variable payments in accordance with the guidance on variable consideration in ASC 606 and estimates, using the expected value method, that it will be entitled to receive \$50,000 in variable payments (subject to the constraint on variable consideration). Lessor measures the consideration in the contract at \$1,050,000 (\$200,000 X 5 years + \$50,000 of estimated variable payments that specifically relate to the non-lease component). The standalone selling prices for the equipment and maintenance services are \$1,350,000 and \$200,000, respectively.

Scenario 1

Lessor concludes that allocating the variable payment of \$50,000 entirely to the maintenance services would reasonably depict the amount of consideration to which it expects to be entitled in exchange for providing the equipment and maintenance services (i.e., this would result in an allocation that is consistent with the transaction price allocation objective in ASC 606-10-32-28). In this case, Lessor allocates the consideration in the contract as follows:

Component	Standalone Price	Allocation of Fixed Payment	Allocation of Variable Payment	Total Allocation
Equipment lease	\$ 1,350,000	\$ 870,968 ^(a)	-	\$ 870,968
Maintenance	200,000	129,032 ^(b)	50,000	179,032
	\$ 1,550,000	\$ 1,000,000	\$ 50,000	\$ 1,050,000

^(a) $(1,350,000/1,550,000) \times 1,000,000$

^(b) $(200,000/1,550,000) \times 1,000,000$

Note: If the consideration allocated to the maintenance services is significantly higher than the standalone selling price, this may indicate that the allocation is not consistent with the allocation objective in ASC 606-10-32-28 (i.e., allocating the variable payment entirely to the non-lease component may not depict the amount of consideration to which the lessor expects to be entitled in exchange for transferring the non-lease component).

Scenario 2

Lessor concludes that allocating the variable payments entirely to the maintenance services would not result in an allocation that is consistent with the allocation objective in ASC 606-10-32-28. In this case, Lessor allocates the entire consideration in the contract of \$1,050,000 between the equipment lease (i.e., lease component) and maintenance services (i.e., non-lease component) on a relative standalone selling price basis as follows:

<u>Component</u>	<u>Standalone Price</u>	<u>Allocation of Fixed Payment</u>	<u>Allocation of Variable Payment</u>	<u>Total Allocation</u>
Equipment lease	\$ 1,350,000	\$ 870,968 ^(a)	\$ 43,548 ^(c)	\$ 914,516
Maintenance	200,000	129,032 ^(b)	6,452 ^(d)	135,484
	<u>\$ 1,550,000</u>	<u>\$ 1,000,000</u>	<u>\$ 50,000</u>	<u>\$ 1,050,000</u>

^(a) $(1,350,000/1,550,000) \times 1,000,000$

^(b) $(200,000/1,550,000) \times 1,000,000$

^(c) $(1,350,000/1,550,000) \times 50,000$

^(d) $(200,000/1,550,000) \times 50,000$

Variable payments not included as consideration in the contract

Variable payments that do not depend on an index or rate (e.g., performance- or usage-based payments) that relate to the lease component, even partially, are **excluded** from the consideration in the contract. For example, ASC 842-10-55-152 states that if the quality and condition of the underlying leased asset substantively affects whether a lessor receives potential variable payments, such variable payments are not solely related to the non-lease component (i.e., the potential variable payments are related to the lease component, even partially) and are excluded from the consideration in the contract. However, determining whether variable payments relate to the lease component, even partially, may require significant judgment in many cases.

With the issuance of ASU 2018-20, the FASB clarified that if the terms of a variable payment amount other than those in ASC 842-10-15-35 (refer to section 1.4.3.1, *Determining the consideration in the contract – lessees*) relate to the lease component, even partially, lessors do not recognize those payments before the changes in facts and circumstances on which the variable payment is based occur (e.g., when the lessee's sales on which the amount of the variable payment depends occur). When the changes in facts and circumstances on which the variable payments are based occur, lessors allocate those payments to the lease and non-lease components. The allocation is on the same basis as the initial allocation of the consideration in the contract or on the same basis as the most recent reallocation if the contract was previously modified (ASC 842-10-15-40 and ASC 842-10-55-152) unless the variable payment meets the criteria in ASC 606-10-32-40 to be allocated only to the lease component(s).

After allocating, the amount of variable payments allocated to the lease component is recognized as income in profit or loss in accordance with ASC 842, and the amount allocated to the non-lease component is recognized in accordance with other guidance, such as ASC 606.

Illustration 1-10 Allocating the consideration in the contract: variable payments that relate to the lease component even partially

Entity A (lessee) and Entity B (lessor) enter into a three-year lease of retail space in a mall that includes common area maintenance throughout the lease term. Entity A agrees to pay a fixed payment of \$100,000 per year and variable payments based on a percentage of sales. Entity B concludes that variable payments relate, at least partially, to the lease component and, therefore, Entity B measures the consideration in the contract at \$300,000, which excludes the variable payments. Entity B allocates the consideration in the contract between the lease and maintenance services on the basis of relative standalone selling prices of each component, which, for purposes of this example, are \$350,000 and \$50,000.

<u>Component</u>	<u>Standalone Price</u>	<u>Allocation</u>	<u>Calculation</u>
Retail lease	\$ 350,000	\$ 262,500	$(\$350,000/400,000) \times 300,000$
Maintenance	50,000	37,500	$(\$50,000/400,000) \times 300,000$
	<u>\$ 400,000</u>	<u>\$ 300,000</u>	

Entity B subsequently allocates the income related to the variable payments between the lease and maintenance services on the same basis as the initial allocation of consideration in the contract or on the same basis as the most recent reallocation if the contract was previously modified.

1.4.4.4

Initial direct costs or contract costs – lessors

A lessor allocates any capitalized costs (e.g., initial direct costs or contract costs capitalized in accordance with ASC 340-40, *Other Assets and Deferred Costs – Contracts with Customers*, to the separate lease components or non-lease components to which those costs relate.

1.4.4.5

Reassessment: determining and allocating the consideration in the contract – lessors

Excerpt from Accounting Standards Codification

Leases – Overall

Scope and Scope Exceptions

842-10-15-41

A lessor shall remeasure and reallocate the remaining consideration in the contract when there is a contract modification that is not accounted for as a separate contract in accordance with paragraph 842-10-25-8.

842-10-15-42

If the consideration in the contract changes, a lessor shall allocate those changes in accordance with the requirements in paragraphs 606-10-32-42 through 32-45.

842-10-15-42A

As a practical expedient, a lessor may, as an accounting policy election, by class of underlying asset, choose to not separate nonlease components from lease components and, instead, to account for each separate lease component and the nonlease components associated with that lease component as a single component if the nonlease components otherwise would be accounted for under Topic 606 on revenue from contracts with customers and both of the following are met:

- The timing and pattern of transfer for the lease component and nonlease components associated with that lease component are the same.
- The lease component, if accounted for separately, would be classified as an operating lease in accordance with paragraphs 842-10-25-2 through 25-3.

842-10-15-42B

A lessor that elects the practical expedient in paragraph 842-10-15-42A shall account for the combined component:

- a. As a single performance obligation entirely in accordance with Topic 606 if the nonlease component or components are the predominant component(s) of the combined component. In applying Topic 606, the entity shall do both of the following:
 1. Use the same measure of progress as used for applying paragraph 842-10-15-42A(a)
 2. Account for all variable payments related to any good or service, including the lease, that is part of the combined component in accordance with the guidance on variable consideration in Topic 606.
- b. Otherwise, as an operating lease entirely in accordance with this Topic. In applying this Topic, the entity shall account for all variable payments related to any good or service that is part of the combined component as variable lease payments.

In determining whether a nonlease component or components are the predominant component(s) of a combined component, a lessor shall consider whether the lessee would be reasonably expected to ascribe more value to the nonlease component(s) than to the lease component.

842-10-15-42C

A lessor that elects the practical expedient in paragraph 842-10-15-42A shall combine all nonlease components that qualify for the practical expedient with the associated lease component and shall account for the combined component in accordance with paragraph 842-10-15-42B. A lessor shall separately account for nonlease components that do not qualify for the practical expedient. Accordingly, a lessor shall apply paragraphs 842-10-15-38 through 15-42 to account for nonlease components that do not qualify for the practical expedient.

Lessors will remeasure and reallocate the remaining consideration in the contract upon a contract modification (i.e., a change to the terms and conditions of the contract that results in a change in the scope of or the consideration for the lease) that is not accounted for as a separate contract. Refer to section 5.6, *Lease modifications*.

Lessors will apply the guidance in ASC 606-10-32-42 through 32-45 to allocate changes in the consideration in the contract that are not the result of a modification (e.g., the consideration in the contract changes if a lessor concludes in applying ASC 606 that there is a change in the amount it will receive for variable payments related to services that are not leases). That guidance generally requires lessors to allocate the subsequent changes between lease and non-lease components on the same basis as the initial allocation of the consideration in the contract (or on the same basis as the most recent reallocation if the contract was previously modified). Refer to section 6.5, *Changes in transaction price after contract inception*, of our FRD, *Revenue from contracts with customers (ASC 606)*, for a discussion of changes in transaction prices after contract inception. Although not considered a change in the consideration in the contract, lessors recognize changes to index- and rate-based variable payments in profit or loss in the period of the change and allocate those changes between lease and non-lease components on the same basis as the initial allocation (or most re-allocation) of consideration in the contract.

Refer to section 3.5.1, *Summary of lease reassessment and remeasurement requirements*. Refer to section 1.4.2.4, *Practical expedient to not separate lease and non-lease components – lessors*, for a discussion of the lessor practical expedient to combine lease and associated non-lease components.

1.4.5 Examples – identifying and separating components of a contract and determining and allocating the consideration in the contract (updated January 2019)

ASC 842 provides the following examples to illustrate how lessees and lessors identify and separate lease and non-lease components of a contract and determine and allocate the consideration in the contract.

Excerpt from Accounting Standards Codification

Leases – Overall

Implementations Guidance and Illustrations

Example 11 – Allocation of Consideration to Lease and Nonlease Components of a Contract

Case A – Allocation of Consideration in the Contract

842-10-55-132

Lessor leases a bulldozer, a truck, and a crane to Lessee to be used in Lessee's construction operations for three years. Lessor also agrees to maintain each piece of equipment throughout the lease term. The total consideration in the contract is \$600,000, payable in \$200,000 annual installments.

842-10-55-133

Lessee and Lessor both conclude that the leases of the bulldozer, the truck, and the crane are each separate lease components because both of the criteria in paragraph 842-10-15-28 are met. That is:

- a. The criterion in paragraph 842-10-15-28(a) is met because Lessee can benefit from each of the three pieces of equipment on its own or together with other readily available resources (for example, Lessee could readily lease or purchase an alternative truck or crane to use with the bulldozer).
- b. The criterion in paragraph 842-10-15-28(b) is met because, despite the fact that Lessee is leasing all three machines for one purpose (that is, to engage in construction operations), the machines are not highly dependent on or highly interrelated with each other. The machines are not, in effect, inputs to a combined single item for which Lessee is contracting. Lessor can fulfill each of its obligations to lease one of the underlying assets independently of its fulfillment of the other lease obligations, and Lessee's ability to derive benefit from the lease of each piece of equipment is not significantly affected by its decision to lease or not lease the other equipment from Lessor.

842-10-55-134

In accordance with paragraph 842-10-15-31, Lessee and Lessor will account for the nonlease maintenance services components separate from the three separate lease components (unless Lessee elects the practical expedient in paragraph 842-10-15-37 or Lessor elects the practical expedient in paragraph 842-10-15-42A when the conditions in that paragraph are met – see Case B [paragraphs 842-10-55-138 through 55-140] for an example in which Lessee elects the practical expedient). In accordance with the identifying performance obligations guidance in paragraphs 606-10-25-19 through 25-22, Lessor further concludes that its maintenance services for each piece of leased equipment are distinct and therefore separate performance obligations, resulting in the conclusion that there are three separate lease components and three separate nonlease components (that is, three maintenance service performance obligations).

842-10-55-135

Lessor allocates the consideration in the contract to the separate lease components and nonlease components by applying the guidance in paragraphs 606-10-32-28 through 32-41. The consideration allocated to each separate lease component constitutes the lease payments for purposes of Lessor's accounting for those components.

842-10-55-136

Lessee allocates the consideration in the contract to the separate lease and nonlease components. Several suppliers provide maintenance services that relate to similar equipment such that there are observable standalone prices for the maintenance services for each piece of leased equipment. In addition, even though Lessor, who is the manufacturer of the equipment, requires that all leases of its equipment include maintenance services, Lessee is able to establish observable standalone prices for the three lease components on the basis of the price other lessors lease similar equipment on a standalone basis. The standalone prices for the separate lease and nonlease components are as follows.

	<u>Lease</u>	<u>Maintenance</u>
Bulldozer	\$ 200,000	\$ 50,000
Truck	120,000	20,000
Crane	240,000	70,000
	<u>\$ 560,000</u>	<u>\$ 140,000</u>

842-10-55-137

Lessee first allocates the consideration in the contract (\$600,000) to the lease and nonlease components on a relative basis, utilizing the observable standalone prices determined in paragraph 842-10-55-136. Lessee then accounts for each separate lease component in accordance with Subtopic 842-20, treating the allocated consideration as the lease payments for each lease component. The nonlease components are accounted for by Lessee in accordance with other Topics. The allocation of the consideration to the lease and nonlease components is as follows.

	<u>Lease</u>	<u>Maintenance</u>
Bulldozer	\$ 171,429	\$ 42,857
Truck	102,857	17,143
Crane	205,714	60,000
	<u>\$ 480,000</u>	<u>\$ 120,000</u>

The following example from ASC 842 assumes the same facts as Case A above except that the lessee has made an accounting policy election to use the practical expedient to not separate non-lease components from their associated lease components.

Excerpt from Accounting Standards Codification

Leases – Overall

Implementations Guidance and Illustrations

Example 11 – Allocation of Consideration to Lease and Nonlease Components of a Contract

Case B – Lessee Elects Practical Expedient to Not Separate Lease from Nonlease Components

842-10-55-138

Assume the same facts and circumstances as in Case A (paragraphs 842-10-55-132 through 55-137), except that Lessee has made an accounting policy election to use the practical expedient to not separate nonlease from lease components for its leased construction equipment. Consequently, Lessee does not separate the maintenance services from the related lease components but, instead, accounts for the contract as containing only three lease components.

842-10-55-139

Because Lessor regularly leases each piece of equipment bundled together with maintenance services on a standalone basis, there are observable standalone prices for each of the three combined components, each of which includes the lease and the maintenance services. Because each of the three separate lease components includes the lease of the equipment and the related maintenance services, the observable standalone price for each component in this scenario is greater than the observable standalone price for each separate lease component that does not include the maintenance services in Case A.

842-10-55-140

Lessee allocates the consideration in the contract (\$600,000) to the three separate lease components on a relative basis utilizing the observable standalone selling price of each separate lease component (inclusive of maintenance services) and then accounts for each separate lease component in accordance with the guidance in Subtopic 842-20, treating the allocated consideration as the lease payments for each separate lease component. The standalone prices for each of the three combined lease components is as follows.

	Standalone Price	Relative Standalone Price
Bulldozer	\$ 230,000	\$ 215,625
Truck	130,000	121,875
Crane	280,000	262,500
	<u>\$ 640,000</u>	<u>\$ 600,000</u>

ASC 842 provides the following examples to illustrate how lessees and lessors identify and separate lease and non-lease components of a contract and determine and allocate the consideration in the contract when there are variable payments that relate to the lease component and the non-lease component.

Excerpt from Accounting Standards Codification**Leases – Overall***Implementations Guidance and Illustrations**Example 14 – Determining the Consideration in the Contract – Variable Payments**Case A – Variable Payments That Relate to the Lease Component and the Nonlease Component***842-10-55-150**

Lessee and Lessor enter into a three-year lease of equipment that includes maintenance services on the equipment throughout the three-year lease term. Lessee will pay Lessor \$100,000 per year plus an additional \$7,000 each year that the equipment is operating a minimum number of hours at a specified level of productivity (that is, the equipment is not malfunctioning or inoperable). The potential \$7,000 payment each year is variable because the payment depends on the equipment operating a minimum number of hours at a specified level of productivity. The lease is an operating lease.

842-10-55-151

In accordance with paragraph 842-10-15-35, variable payments other than those that depend on an index or a rate are not accounted for as consideration in the contract by Lessee. Therefore, the consideration in the contract to be allocated by Lessee to the equipment lease and the maintenance services at lease commencement includes only the fixed payments of \$100,000 each year (or \$300,000 in total). Lessee allocates the consideration in the contract to the equipment lease and the maintenance services on the basis of the standalone prices of each, which, for purposes of this example, are \$285,000 and \$45,000, respectively.

	Standalone Price	Relative Standalone Price
Lease	\$ 285,000	\$ 259,091
Maintenance	45,000	40,909
	<u>\$ 330,000</u>	<u>\$ 300,000</u>

Each \$100,000 annual fixed payment and each variable payment are allocated to the equipment lease and the maintenance services on the same basis as the initial allocation of the consideration in the contract (that is, 86.4 percent to the equipment lease and 13.6 percent to the maintenance services). Therefore, annual lease expense, excluding variable expense, is \$86,364. Lessee recognizes the expense related to the variable payments in accordance with paragraphs 842-20-25-6 and 842-20-55-1 through 55-2.

842-10-55-152

In accordance with paragraphs 842-10-15-39 through 15-40, Lessor also concludes that the potential variable payments should not be accounted for as consideration in the contract. That is because the potential variable payment each year is not solely related to performance of the nonlease maintenance services; the quality and condition of the underlying asset also substantively affect whether Lessor will earn those amounts. Therefore, Lessor's allocation of the consideration in the contract (\$300,000) in this Example is the same as Lessee. Lessor, in the same manner as Lessee, also will recognize the income related to the variable payments and allocate that income between the lease and nonlease maintenance services (on the same basis as the initial allocation of the consideration in the contract), when and if earned.

Pending Content:

Transition Date: (P) December 16, 2018; (N) December 16, 2019 | **Transition Guidance:** 842-10-65-3

In accordance with paragraphs 842-10-15-39 through 15-40, Lessor also concludes that the potential variable payments should not be accounted for as consideration in the contract. That is because the potential variable payment each year is not solely related to performance of the nonlease maintenance services; the quality and condition of the underlying asset also substantively affect whether Lessor will earn those amounts. Therefore, Lessor's allocation of the consideration in the contract (\$300,000) in this Example is the same as Lessee. Lessor will allocate, in accordance with paragraph 842-10-15-40, the variable payments between the lease and nonlease maintenance services (on the same basis as the initial allocation of the consideration in the contract), when and if the productivity targets are met. Lessor will recognize the portion allocated to the lease at that time and will recognize the portion allocated to the nonlease maintenance services in accordance with the guidance on satisfaction of performance obligations in Topic 606 on revenue from contracts with customers.

The following example assumes the same facts as Case A above except that the variable payments relate specifically to a non-lease component.

Excerpt from Accounting Standards Codification

Leases – Overall

Implementations Guidance and Illustrations

Example 14 – Determining the Consideration in the Contract – Variable Payments

Case B – Variable Payments That Relate Specifically to a Nonlease Component

842-10-55-153

Assume the same facts and circumstances as in Case A (paragraphs 842-10-55-150 through 55-152), except in this scenario the maintenance services are highly specialized and no entity would expect the equipment to meet the performance metrics without the specialized maintenance services.

842-10-55-154

Lessee would account for the potential variable payments consistent with Case A. The rationale for this accounting also is consistent with that in Case A.

842-10-55-155

In contrast to Case A, Lessor concludes that the variable payments relate specifically to an outcome from Lessor's performance of its maintenance services. Therefore, Lessor evaluates the variable payments in accordance with the variable consideration guidance in paragraphs 606-10-32-5 through 32-13. If Lessor estimates, using the most likely amount method, that it will be entitled to receive the \$21,000 in variable payments and that it is probable that including that amount in the transaction price for the maintenance services would not result in a significant revenue reversal when the uncertainty of the performance bonus is resolved, the \$21,000 would be included in the consideration in the contract. Because allocating the \$21,000 entirely to the maintenance services would not result in an allocation that is consistent with the allocation objective in paragraph 606-10-32-28 (that is, it would result in allocating \$61,909 to the maintenance services and the remainder to the equipment lease, which would not reasonably depict the consideration to which Lessor expects to be entitled for each component), the entire consideration in the contract of \$321,000 is allocated on a relative standalone price basis as follows.

	<u>Standalone Price</u>	<u>Relative Standalone Price</u>
Lease	\$ 285,000	\$ 277,227
Maintenance	45,000	43,773
	<u>\$ 330,000</u>	<u>\$ 321,000</u>

842-10-55-156

The \$277,227 allocated to the equipment lease is the lease payment in accounting for the lease in accordance with Subtopic 842-30. Lessor will recognize the consideration in the contract allocated to the maintenance services in accordance with the guidance on the satisfaction of performance obligations in paragraphs 606-10-25-23 through 25-37. If the consideration in the contract changes (for example, because Lessor no longer estimates that it will receive the full \$21,000 in potential variable payments), Lessor will allocate the change in the transaction price on the same basis as was initially done.

The following example assumes the same facts as Case B above except that the variable payments relate specifically to a non-lease component.

Excerpt from Accounting Standards Codification**Leases – Overall***Implementations Guidance and Illustrations***Example 14 – Determining the Consideration in the Contract – Variable Payments****Case C – Allocating Variable Payments Entirely to a Nonlease Component****842-10-55-157**

Assume the same facts and circumstances as in Case B (paragraphs 842-10-55-153 through 55-156), except that in this scenario all of the following apply:

- a. The potential variable payments are \$14,000 per year (\$42,000 in total), and the annual fixed payments are \$93,000 per year (\$279,000 in total).
- b. While Lessor's estimate of the variable payments to which it will be entitled is \$42,000, Lessor concludes that it is not probable that including the full \$42,000 in potential variable payments in the consideration in the contract will not result in a significant revenue reversal (that is, the entity applies the constraint on variable consideration in paragraph 606-10-32-11). Lessor concludes that only \$28,000 is probable of not resulting in a significant revenue reversal. Therefore, the consideration in the contract is initially \$307,000 (\$279,000 + \$28,000).

842-10-55-158

In contrast to Case B, Lessor concludes that allocating the variable payments entirely to the maintenance services and the fixed payments entirely to the equipment lease is consistent with the allocation objective in paragraph 606-10-32-28. This is because \$42,000 (Lessor considers its estimate of the variable payments to which it expects to be entitled exclusive of the constraint on variable consideration in Topic 606 on revenue recognition) and \$279,000 approximate the standalone price of the maintenance services (\$45,000) and the equipment lease (\$285,000), respectively. Because the variable payments are allocated entirely to the maintenance services, if the consideration in the contract changes (for example, because Lessor concludes it is now probable that it will earn the full \$42,000 in variable payments), that change is allocated entirely to the maintenance services component in the contract.

1.5**Contract combinations****Excerpt from Accounting Standards Codification****Leases – Overall****Recognition****842-10-25-19**

An entity shall combine two or more **contracts**, at least one of which is or contains a **lease**, entered into at or near the same time with the same counterparty (or related parties) and consider the contracts as a single transaction if any of the following criteria are met:

- a. The contracts are negotiated as a package with the same commercial objective(s).
- b. The amount of consideration to be paid in one contract depends on the price or performance of the other contract.
- c. The rights to use **underlying assets** conveyed in the contracts (or some of the rights of use conveyed in the contracts) are a single lease component in accordance with paragraph 842-10-15-28.

ASC 842 requires that two or more contracts entered into at or near the same time with the same counterparty (or related party) be considered a single contract if at least one of the contracts is or contains a lease and any one of the following criteria is met:

- ▶ The contracts are negotiated as a package with the same commercial objective(s).
- ▶ The amount of consideration to be paid in one contract depends on the price or performance of the other contract.
- ▶ The rights to use the underlying assets conveyed in the contracts (or some of the rights of use conveyed in the contracts) are a single lease component (refer to section 1.4.1, *Identifying and separating lease components of a contract*).

The FASB indicated in the Basis for Conclusions (BC 165) of ASU 2016-02 that it developed these criteria to address concerns that separately accounting for multiple contracts may not result in a faithful representation of the combined transaction.

1.6**Lease broker transactions**

The difficulty in accounting for lease broker transactions is often determining whether the broker transaction is in substance a lease. In certain leasing transactions, a lease broker acts as an intermediary between the lessor and the lessee. The lease broker fee arrangement can be a relatively simple one where a lump-sum cash payment is paid to the broker at closing (when all or substantially all of the services were rendered, and the broker has no future service commitments or obligations associated with the lease). In certain more complex leasing transactions, lease brokers often assume additional risks, offer additional services and

sometimes receive additional benefits and compensation in various forms. Lease broker participation in the terms of the lease may be so extensive that the broker appears to be a lessor or a lessee and not merely an intermediary. As a result, what is intended to be a lease broker transaction may in certain cases be considered a lease. Alternatively, a lease broker may merely serve as an intermediary in substance.

1.7

Acquisition of lease residual values

The following issues related to accounting for the purchase of lease interests or residual values are discussed in ASC 360, *Property, Plant, and Equipment*.

Excerpt from Accounting Standards Codification

Leases – Overall

Derecognition

842-30-40-4

For guidance on the acquisition of the residual value of an **underlying asset** by a third party, see paragraph 360-10-25-2.

Property, Plant, and Equipment – Overall

Recognition

360-10-25-2

This Section provides guidance on how a third-party entity shall account for the following:

- a. The acquisition from a lessor of the unconditional right to own and possess, at the end of the lease term, an asset subject to a lease
- b. The acquisition of the right to receive all, or a portion, of the proceeds from the sale of a leased asset at the end of the lease term.

360-10-25-3

At the date the rights in the preceding paragraph are acquired, both transactions involve a right to receive, at the end of the lease term, all, or a portion, of any future benefit to be derived from the leased asset and shall be accounted for as the acquisition of an asset. Both transactions are referred to as the acquisition of an interest in the residual value of a leased asset.

360-10-25-4

An interest in the residual value of a leased asset shall be recorded as an asset at the date the right is acquired.

Initial Measurement

360-10-30-3

An interest in the residual value of a leased asset recognized under paragraph 360-10-25-4 shall be measured initially at the amount of cash disbursed, the fair value of other consideration given, and the present value of liabilities assumed.

360-10-30-4

The fair value of the interest in the residual value of the leased asset at the date of the agreement shall be used to measure its cost if that fair value is more clearly evident than the fair value of assets surrendered, services rendered, or liabilities assumed.

Subsequent Measurement

360-10-35-13

The following paragraph provides guidance on how an entity acquiring an interest in the residual value of a leased asset shall account for that asset during the lease term.

360-10-35-14

An entity acquiring an interest in the residual value of any leased asset, irrespective of the classification of the related lease by the lessor, shall not recognize increases to the asset's estimated value over the remaining term of the related lease, and the asset shall be reported at no more than its acquisition cost until sale or disposition. If it is subsequently determined that the fair value of the residual value of a leased asset has declined below the carrying amount of the acquired interest and that decline is other than temporary, the asset shall be written down to fair value, and the amount of the write-down shall be recognized as a loss. That fair value becomes the asset's new carrying amount, and the asset shall not be increased for any subsequent increase in its fair value before its sale or disposition.

The acquisition of the unconditional right to own and possess, at the end of the lease term, an asset subject to a lease or the right to receive all, or a portion, of the proceeds from the sale of a leased asset at the end of the lease are both transactions involving a right to receive all, or a portion, of any future benefit to be derived from the leased asset and should be accounted for as the acquisition of an asset. For the remainder of this section, both transactions are referred to as the acquisition of an interest in the residual value of a leased asset.

An interest in the residual value of a leased asset should be recorded as an asset at the amount of cash disbursed, the fair value of other consideration given and the present value of liabilities assumed at the date the right is acquired. The fair value of the interest in the residual value of the leased asset at the date of the agreement should be used to measure its cost if that fair value is more clearly evident than the fair value of assets surrendered, services rendered or liabilities assumed.

An enterprise acquiring an interest in the residual value of any leased asset, irrespective of the classification of the related lease by the lessor, should not recognize increases to the asset's estimated value over the remaining term of the related lease, and the asset should be reported at no more than its acquisition cost until sale or disposition. If it is subsequently determined that the fair value of the residual value of a leased asset has declined below the carrying amount of the acquired interest and that decline is other than temporary, the asset should be written down to fair value, and the amount of the write-down should be recognized as a loss. That fair value becomes the asset's new carrying amount, and the asset should not be increased for any subsequent increase in its fair value prior to its sale or disposition.

An interest in the residual value of a leased asset acquired by a lease broker for cash, liabilities assumed and the fair value of other consideration given, including services rendered, should be accounted for under this guidance.

1.8**Service concession arrangements****Excerpt from Accounting Standards Codification****Service Concession Arrangements – Overall***Overview and Background**General***853-10-05-1**

A service concession arrangement is an arrangement between a grantor and an operating entity for which the terms provide that the operating entity will operate the grantor's infrastructure (for example, airports, roads, bridges, tunnels, prisons, and hospitals) for a specified period of time. The operating entity may also maintain the infrastructure. The infrastructure already may exist or may be constructed by the operating entity during the period of the service concession arrangement. If the infrastructure already exists, the operating entity may be required to provide significant upgrades as part of the arrangement. Service concession arrangements can take many different forms.

853-10-05-2

In a typical service concession arrangement, an operating entity operates and maintains for a period of time the infrastructure of the grantor that will be used to provide a public service. In exchange, the operating entity may receive payments from the grantor to perform those services. Those payments may be paid as the services are performed or over an extended period of time. Additionally, the operating entity may be given a right to charge the public (the third-party users) to use the infrastructure. The arrangement also may contain an unconditional guarantee from the grantor under which the grantor provides a guaranteed minimum payment if the fees collected from the third-party users do not reach a specified minimum threshold. This Topic provides guidance for reporting entities when they enter into a service concession arrangement with a public sector grantor who controls or has the ability to modify or approve the services that the operating entity must provide with the infrastructure, to whom it must provide them, and at what price (which could be set within a specified range). The grantor also controls, through ownership, beneficial entitlement, or otherwise, any residual interest in the infrastructure at the end of the term of the arrangement.

A service concession arrangement is an arrangement between a grantor and an operating entity that operates the grantor's infrastructure for a specified period of time. Such arrangements may take various forms. A service concession arrangement within the scope of ASC 853 involves a public-sector entity grantor contracting with an operating entity to provide a public service, and the arrangement meets two additional criteria described in ASC 853-10-15-3 as discussed below. A public-sector entity grantor may be a governmental body (e.g., a municipal government, a state government) or another entity to which a governmental body has delegated responsibility for providing a public service (e.g., a regional airport authority, a municipal transportation authority). Under such arrangements, the operating entity generally operates and maintains the public-sector entity's infrastructure (e.g., a highway, bridge, parking facility, power plant, hospital) that fulfills a public service for a period of time, in exchange for consideration (e.g., payments from the grantor, the right to charge third-party users of the assets). The operating entity may also construct the public-sector entity's infrastructure or upgrade the existing infrastructure.

We believe service concession arrangements within the scope of ASC 853 exist in the US but may be more prevalent in other jurisdictions, particularly in the energy and construction sectors (e.g., entities involved with assets such as power plants or bridges). However, all entities should evaluate each arrangement with a public-sector entity to determine whether the arrangement is in the scope of this guidance. Additionally, entities with equity method investees should also consider the accounting effects of their investees' service concession arrangements, if any.

Excerpt from Accounting Standards Codification**Service Concession Arrangements – Overall*****Scope and Scope Exceptions******General*****853-10-15-2**

The guidance in this Topic applies to the accounting by operating entities of a service concession arrangement under which a public-sector entity grantor enters into a contract with an operating entity to operate the grantor's infrastructure. The operating entity also may provide the construction, upgrading, or maintenance services of the grantor's infrastructure.

The guidance in ASC 853 applies only to the operating entity in a service concession arrangement that involves a public-sector entity grantor (grantor), which has the responsibility to provide a public service and meets the following two conditions:

- ▶ The grantor controls or has the ability to modify or approve the services that the operating entity must provide with the infrastructure, to whom it must provide them and at what price.

- ▶ The grantor controls, through ownership, beneficial entitlement or otherwise, any residual interest in the infrastructure at the end of the term of the arrangement.

Public service

A feature of a service concession arrangement is that an operating entity provides a public service on behalf of a governmental entity. However, ASC 853 does not provide a framework for determining whether an arrangement between a grantor and an operating entity provides a public service or is a normal supplier-customer arrangement between two unrelated parties.

In some circumstances, it may be clear that the operating entity is providing a public service on behalf of a governmental entity (e.g., operating a highway used by the general public). However, judgment may be required when determining the substance of the arrangement.

ASC 853 also does not provide a framework for evaluating whether the grantor controls or has the ability to modify or approve the public services that must be provided, to whom they must be provided and at what price. To be in the scope of ASC 853, we believe the grantor should have the substantive ability to control, modify or approve:

- ▶ The public services that the operator must provide,
- ▶ To whom those public services must be provided, and
- ▶ At what price those public services must be provided.

All three conditions must be met. Therefore, the terms and conditions of each arrangement, including the rights of the operating entity and grantor, should be evaluated carefully. For example, even though the operating entity may have certain managerial or day-to-day decision-making abilities in providing the required services (e.g., constructing, operating and maintaining a toll road), the grantor may retain the unilateral ability to control, modify or approve the services that the operating entity must provide with the infrastructure, to whom it must provide them, and at what price.

Importantly, a grantor need only have the ability to control, modify or (*emphasis added*) approve each of the conditions above. For example, a grantor may not control each condition in a contract where such conditions are agreed to up front (i.e., agreed to by both parties to the contract). However, the grantor may have to approve any changes, indicating the approval criteria would be met.

When assessing whether the grantor controls or has the ability to set, modify or approve the price of the service provided, the arrangement need not establish a specific price. As described in ASC 853-10-05-2, the price in a service concession arrangement “could be set within a specified range.” Such arrangements should be evaluated to determine if the grantor set or approved the initially established price range and if it can also modify or must approve any subsequent price changes outside that range.

Control of the residual interest

The contractual terms of the arrangement will generally specify whether the grantor or the operating entity controls through ownership (or other means) any residual interest in the infrastructure at the end of the term of the arrangement. We believe control of the residual interest is generally evidenced within the contractual arrangements (e.g., an automatic transfer; a substantive option allowing the government to purchase the asset; circumstances when the governmental entity can determine how the asset will be disposed of or transferred at the end of the arrangement).

Accounting for a service concession arrangement

For service concession arrangements that are in the scope of ASC 853, the operating entity should not account for the arrangement as a lease (i.e., in accordance with ASC 842) and should not recognize the infrastructure as property, plant and equipment (i.e., in accordance with ASC 360). Instead, the

operating entity should refer to other US GAAP (e.g., ASC 605, ASC 606 following the adoption of ASC 606) to account for the various aspects of a service concession arrangement. The FASB did not specify which aspects of US GAAP should be applied to service concession arrangements within the scope of ASC 853, except to say that service concession arrangements in the scope of both ASC 853 and ASC 980, *Regulated Operations*, should be accounted for using ASC 980 instead of ASC 853. Refer to section 1.8.1, *Service concession arrangements in regulated operations*, for additional information about service concession arrangements that may also be within the scope of ASC 980.

We believe operating entities will generally follow the revenue recognition guidance when accounting for service concession arrangements within the scope of ASC 853. This accounting may be similar to other non-lease service and management contracts where a party manages property or equipment on behalf of the owner. Arrangements not in the scope of ASC 853 should first be evaluated by the operating entity using the criteria in ASC 842 to determine whether lease accounting is appropriate.

The following example is provided to assist with the application of the service concession arrangements scope guidance in ASC 853-10-15-1 through 15-3:

Illustration 1-11 Accounting for a service concession arrangement

Assume the following facts:

Company Q (Company Q or operating entity) enters into an arrangement with the State X Department of Transportation (referred to as the DOT), State X's governmental entity responsible for its public highways.

Under the terms of the arrangement, Company Q will be required to perform the following services: construct, operate and maintain the DOT's toll highway for a period of 20 years. The arrangement does not contain any renewal periods.

The DOT will control any residual interest in the highway at the end of the 20-year contractual period.

The arrangement requires Company Q to operate the toll highway by allowing the public to access and travel upon the constructed highway (i.e., a public service) in exchange for a toll that will be collected from each vehicle. The arrangement does not provide Company Q with any rights to unilaterally change the services that it must provide with the highway (e.g., roadway maintenance, emergency access and services, rest area concessions) or to whom it must provide the services.

The arrangement initially sets the toll within a specified range, determined by the DOT, of \$0.50 to \$1.00 per vehicle. Future changes to the toll amount (i.e., price changes outside the specified range) require the DOT's approval.

Evaluation:

The arrangement is a service concession arrangement. The arrangement involves an operating entity (Company Q) contracting with a public-sector entity grantor (the DOT) to provide a public service, and the following two conditions are met:

The DOT controls or has the ability to modify or approve the services that the operating entity must provide with the toll highway, to whom it must provide them and at what price.

The DOT controls, through ownership, beneficial entitlement or otherwise, any residual interest in the toll highway at the end of the term of the arrangement.

Because the arrangement meets both criteria above, it is in the scope of ASC 853. Therefore, Company Q should not account for the service concession arrangement as a lease in accordance with ASC 842. Additionally, Company Q should not recognize the highway as its property, plant and equipment in accordance with ASC 360. Instead, Company Q should refer to other US GAAP to account for the aspects of the arrangement (e.g., revenue recognition guidance to account for tolls collected).

1.8.1 Service concession arrangements in regulated operations

Excerpt from Accounting Standards Codification

Service Concession Arrangements – Overall

Scope and Scope Exceptions

General

853-10-15-4

A service concession arrangement that meets the scope criteria in Topic 980 on regulated operations shall apply the guidance in that Topic and not follow the guidance in this Topic.

A common characteristic between regulated operations and service concession arrangements is that the grantor (i.e., the regulator in the case of regulated operations) determines the price that can be charged for the service. However, in regulated operations, the operating entity often controls the residual interest in the infrastructure (i.e., the infrastructure is often owned by the operating entity). Therefore, such arrangements in regulated operations generally would not be in the scope of ASC 853. In circumstances when the arrangement would otherwise be in the scope of both ASC 853 and ASC 980 (e.g., an arrangement with an operating entity where the grantor is a state-owned utility that retains control over any residual interest in the infrastructure), the FASB specified that the service concession arrangement should be accounted for using the guidance in ASC 980 (i.e., the guidance in ASC 853 should not be applied to such arrangements). See ASC 980 for additional information about determining whether an arrangement is in the scope of that standard and for guidance about the recognition and measurement of such arrangements.

2 Key concepts

Lessees and lessors generally apply the same key concepts for purposes of identifying, classifying, recognizing and measuring lease contracts.

2.1 Inception of a contract

Excerpt from Accounting Standards Codification

Leases – Overall

Scope and Scope Exceptions

842-10-15-2

At inception of a **contract**, an entity shall determine whether that contract is or contains a **lease**.

ASC 842-10-15-2 requires customers and suppliers to determine, at contract inception, whether a contract is a lease or contains a lease. Entities should consider other US GAAP to determine how to account for and disclose the existence of rights or obligations created between the inception of a contract that is or contains a lease and the commencement date of the lease (e.g., disclosures required by ASC 440, *Commitments*, or ASC 460, *Guarantees*).

2.2 Commencement date of the lease

Excerpt from Accounting Standards Codification

Master Glossary

Commencement Date of the Lease (Commencement Date)

The date on which a **lessor** makes an **underlying asset** available for use by a **lessee**. See paragraphs 842-10-55-19 through 55-21 for implementation guidance on the commencement date.

Underlying Asset

An asset that is the subject of a **lease** for which a right to use that asset has been conveyed to a **lessee**. The underlying asset could be a physically distinct portion of a single asset.

Leases – Overall

Implementation Guidance and Illustrations

842-10-55-19

In some **lease** arrangements, the **lessor** may make the **underlying asset** available for use by the **lessee** (for example, the lessee may take possession of or be given control over the use of the underlying asset) before it begins operations or makes **lease payments** under the terms of the lease. During this period, the lessee has the right to use the underlying asset and does so for the purpose of constructing a lessee asset (for example, leasehold improvements).

842-10-55-20

The **contract** may require the lessee to make lease payments only after construction is completed and the lessee begins operations. Alternatively, some contracts require the lessee to make lease payments when it takes possession of or is given control over the use of the underlying asset. The timing of when lease payments begin under the contract does not affect the **commencement date** of the lease.

The commencement date is the date on which the lessor makes an underlying asset (i.e., the property, plant or equipment that is subject to the lease) available for use by the lessee. In some cases, the commencement date of the lease may be before the date stipulated in the lease agreement (e.g., the date rent becomes due and payable). This often occurs when the leased space is modified by the lessee prior to commencing operations in the leased space (e.g., during the period a lessee uses the leased space to construct its own leasehold improvements). In making the assessment of lease commencement, it will often be necessary to distinguish between lessee and lessor assets (refer to section 4.7.1, *Which party owns the improvements*).

If a lessee takes possession of, or is given control over, the use of the underlying asset before it begins operations or making lease payments under the terms of the lease, the lease term has commenced even if the lessee is not required to pay rent or the lease arrangement states the lease commencement date is a later date. As a result, the straight-line rent computation for operating leases must include the deemed rent holiday period (refer to section 4.2.2, *Subsequent measurement – operating leases*, for a discussion of the subsequent measurement of an operating lease by a lessee and section 5.4.1, *Time pattern of use of property in an operating lease*, for a discussion of recognition of revenue for an operating lease by a lessor). The timing of when lease payments begin under the contract does not affect the commencement date of the lease. For example, a lessee (except lessees applying the short-term lease exception discussed in section 4.1.1, *Short-term leases*) initially recognizes a lease liability and related right-of-use asset on the commencement date, and a lessor (for direct financing and most sales-type leases) initially recognizes its net investment in the lease on the commencement date.

Illustration 2-1 Determining the lease commencement date

Assume that Entity A leases office space from Entity B, and both parties execute the lease on 1 December 20X6. Entity B makes the space available for use by Entity A on 1 February 20X7 so that Entity A can begin to construct leasehold improvements. On 1 June 20X7, following completion of construction of the leasehold improvements, Entity A begins to use the office space for its operations and makes its first rental payment to Entity B.

Analysis: The lease commencement date is 1 February 20X7, the date on which Entity B made the underlying asset available for use by Entity A. On the commencement date (i.e., 1 February 20X7), the lessee would generally recognize a right-of-use asset and a lease liability (refer to section 4, *Lessee accounting*) and the lessor (for direct financing and most sales-type leases) recognizes its net investment in the lease.

2.2.1

Lease commencement date for master lease agreements

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

842-10-55-17

Under a master lease agreement, the lessee may gain control over the use of additional **underlying assets** during the term of the agreement. If the agreement specifies a minimum number of units or dollar value of equipment, the lessee obtaining control over the use of those additional underlying assets is not a **lease modification**. Rather, the entity (whether a lessee or a **lessor**) applies the guidance in paragraphs 842-10-15-28 through 15-42 when identifying the separate lease components and allocating the **consideration in the contract** to those components. Paragraph 842-10-55-22 explains that a master lease agreement may, therefore, result in multiple **commencement dates**.

842-10-55-22

There may be multiple **commencement dates** resulting from a master **lease** agreement. That is because a master lease agreement may cover a significant number of **underlying assets**, each of which are made available for use by the **lessee** on different dates. Although a master lease agreement may specify that the lessee must take a minimum number of units or dollar value of equipment, there will be multiple commencement dates unless all of the underlying assets subject to that minimum are made available for use by the lessee on the same date.

A master lease agreement is a lease under which a lessee may gain control over the use of additional underlying assets during the term of the agreement. In certain cases, a master lease agreement specifies minimum and maximum equipment dollars or quantities that can be required to be leased. If the agreement specifies a minimum number of units or dollar value of equipment, the lessee obtaining control over the use of those additional underlying assets is not a lease modification.

There will be multiple commencement dates resulting from a master lease agreement unless all of the underlying assets are made available for use by the lessee on the same date (refer to section 1.4.1, *Identifying and separating lease components of a contract*, for discussion of when multiple assets may be accounted for as a single lease component). Entities would determine the commencement date for each underlying asset subject to a master lease agreement based on the date each underlying asset is made available for use by a lessee (refer to section 2.2, *Commencement date of the lease*).

2.3**Lease term and purchase options****2.3.1****Lease term****Excerpt from Accounting Standards Codification****Master Glossary****Lease Term**

The noncancellable period for which a **lessee** has the right to use an **underlying asset**, together with all of the following:

- a. Periods covered by an option to extend the **lease** if the lessee is reasonably certain to exercise that option
- b. Periods covered by an option to terminate the lease if the lessee is reasonably certain not to exercise that option
- c. Periods covered by an option to extend (or not to terminate) the lease in which exercise of the option is controlled by the **lessor**.

Leases – Overall**Initial Measurement****842-10-30-1**

An entity shall determine the **lease term** as the noncancellable period of the **lease**, together with all of the following:

- a. Periods covered by an option to extend the lease if the **lessee** is reasonably certain to exercise that option
- b. Periods covered by an option to terminate the lease if the lessee is reasonably certain not to exercise that option
- c. Periods covered by an option to extend (or not to terminate) the lease in which exercise of the option is controlled by the **lessor**.

842-10-30-2

At the **commencement date**, an entity shall include the periods described in paragraph 842-10-30-1 in the lease term having considered all relevant factors that create an economic incentive for the lessee (that is, **contract-based**, **asset-based**, **entity-based**, and **market-based** factors). Those factors shall be considered together, and the existence of any one factor does not necessarily signify that a lessee is reasonably certain to exercise or not to exercise an option.

Implementation Guidance and Illustrations**842-10-55-25**

The lease term begins at the **commencement date** and includes any rent-free periods provided to the lessee by the lessor.

842-10-55-26

At the **commencement date**, an entity assesses whether the **lessee** is reasonably certain to exercise or not to exercise an option by considering all economic factors relevant to that assessment—**contract-based**, **asset-based**, **market-based**, and **entity-based** factors. An entity's assessment often will require the consideration of a combination of those factors because they are interrelated. Examples of economic factors to consider include, but are not limited to, any of the following:

- a. Contractual terms and conditions for the optional periods compared with current market rates, such as:
 1. The amount of **lease payments** in any optional period
 2. The amount of any **variable lease payments** or other contingent payments, such as payments under termination penalties and **residual value guarantees**
 3. The terms and conditions of any options that are exercisable after initial optional periods (for example, the terms and conditions of a purchase option that is exercisable at the end of an extension period at a rate that is currently below market rates).
- b. Significant leasehold improvements that are expected to have significant economic value for the lessee when the option to extend or terminate the **lease** or to purchase the **underlying asset** becomes exercisable.
- c. Costs relating to the termination of the lease and the signing of a new lease, such as negotiation costs, relocation costs, costs of identifying another underlying asset suitable for the lessee's operations, or costs associated with returning the underlying asset in a contractually specified condition or to a contractually specified location.
- d. The importance of that underlying asset to the lessee's operations, considering, for example, whether the underlying asset is a specialized asset and the location of the underlying asset.

Lease term	Any noncancelable periods
	Periods covered by an option to extend the lease if the lessee is reasonably certain to exercise that option
	Periods covered by an option to terminate the lease if the lessee is reasonably certain not to exercise that option
	Periods covered by an option to extend (or not terminate) the lease in which the exercise of the option is controlled by the lessor

The lease term begins at the lease commencement date and is determined on that date based on the noncancelable term of the lease, together with all of the following:

- ▶ Periods covered by an option to extend the lease if the lessee is reasonably certain to exercise that option
- ▶ Periods covered by an option to terminate the lease if the lessee is reasonably certain **not** to exercise that option (that is, the lease term includes the period after the date of the termination option if the lessee is reasonably certain it will not exercise the option to terminate the lease)
- ▶ Periods covered by an option to extend (or not terminate) the lease in which the exercise of the option is controlled by the lessor

The FASB indicated in the Basis for Conclusions (BC 195) of ASU 2016-02 that the phrase “reasonably certain,” which is used in International Accounting Standard 17 and is generally interpreted as a high threshold, has the same meaning as the phrase “reasonably assured” that is used in ASC 840. Therefore, the FASB does not anticipate a change in practice. Refer to section 2.3.5, *Evaluating lease term and purchase options*, for further discussion on evaluating whether a lessee is reasonably certain to exercise an option to renew the lease, not terminate the lease or purchase the underlying asset.

2.3.1.1

Nonconsecutive periods of time (added January 2019)

Lessees may enter into lease contracts for nonconsecutive periods of time. These arrangements meet the definition of a lease if the customer controls the right to use an identified asset throughout the agreed period of use in exchange for consideration. In these cases, the lease term is the sum of the nonconsecutive periods of time. For example, a retailer may enter into a noncancelable lease to use the same retail space for the months of October, November and December of each year for a period of five years. In this example, the lease term at the commencement date of the lease is 15 months (three months per year for the five annual periods specified in the contract).

2.3.2

Purchase options

Excerpt from Accounting Standards Codification

Leases – Overall

Initial Measurement

842-10-30-3

At the commencement date, an entity shall assess an option to purchase the **underlying asset** on the same basis as an option to extend or not to terminate a lease, as described in paragraph 842-10-30-2.

Purchase options should be assessed in the same way as options to extend the lease term or terminate the lease. The FASB indicated in the Basis for Conclusions (BC 218) of ASU 2016-02 that an option to purchase an underlying asset is economically similar to an option to extend the lease term for the remaining economic life of the underlying asset. When a lease contains a purchase option and the lessee is

reasonably certain to exercise that option, the lease is classified as a finance lease by a lessee and a sales-type lease by a lessor. Refer to section 3.1, *Criteria for lease classification – lessees*, or section 3.2, *Criteria for lease classification – lessors*.

2.3.3 Cancelable leases (updated March 2019)

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

842-10-55-23

An entity should determine the noncancellable period of a **lease** when determining the **lease term**. When assessing the length of the noncancellable period of a lease, an entity should apply the definition of a **contract** and determine the period for which the contract is enforceable. A lease is no longer enforceable when both the **lessee** and the **lessor** each have the right to terminate the lease without permission from the other party with no more than an insignificant **penalty**.

842-10-55-24

If only a lessee has the right to terminate a lease, that right is considered to be an option to terminate the lease available to the lessee that an entity considers when determining the lease term, as described in paragraph 842-10-30-1(b). If only a lessor has the right to terminate a lease, the lease term includes the period covered by the option to terminate the lease, as described in paragraph 842-10-30-1(c).

ASC 842 applies to contracts that are referred to as “cancellable,” “month-to-month,” “at-will,” “evergreen,” “perpetual” or “rolling” if they create enforceable rights and obligations. An arrangement is not enforceable if both the lessee and the lessor each have the right to terminate the lease without permission from the other party and with no more than an insignificant penalty.

Any noncancelable periods (by the lessee and the lessor) in contracts that meet the definition of a lease are considered part of the lease term. If only a lessor has the right to terminate a lease, the period covered by the option to terminate the lease is included in the noncancelable period of the lease. The likelihood of the lessor exercising the termination option is not considered in evaluating the potential impact on the lease term. If only a lessee has the right to terminate a lease, that right is a termination option that is considered when determining the lease term.

Illustration 2-2 Cancelable leases

Scenario A

A lease has an initial noncancelable period of one year and will be extended for an additional year under terms specified in the contract if both the lessee and the lessor agree. There is no penalty¹ if the lessee and the lessor do not agree to extend the term.

Analysis: The initial one-year noncancelable period meets the definition of a contract because it creates enforceable rights and obligations. However, the one-year extension period does not meet the definition of a contract because both the lessee and the lessor could unilaterally elect not to extend the arrangement without a more than insignificant penalty.¹

Scenario B

A lease has an initial period of five years but can be terminated at the end of the third year at the option of the lessor. The lessee’s consent is not required for the termination option to be exercised.

Analysis: The lease term consists of the initial five-year period because it creates enforceable rights and obligations that can only be terminated by the lessor.

Scenario C

A lease has an initial noncancelable period of two years. Neither the lessee nor the lessor can cancel the contract before the end of the second year. At the end of the second year, the contract automatically extends on a month-to-month basis for up to three years, unless either the lessor or the lessee exercises its unilateral right to terminate the contract. That is, after the second year, both the lessee and lessor have a right to terminate the lease without permission from the other party.

Further, assume the following as of the lease commencement date:

- ▶ The terms and conditions for the lease (e.g., lease payments) for the monthly periods in years three through five are included in the contract.
- ▶ The lessor would not suffer a more than insignificant penalty¹ if it terminated the contract at any time after the initial two years.
- ▶ Due to the unique purpose and location of the leased asset and the significance of the lessee's leasehold improvements, the lessee would suffer a more than insignificant penalty¹ if it were to exercise its termination rights before the end of the third year. The lessee also concludes it is reasonably certain not to terminate the lease before the end of the third year.

Analysis: The initial two-year noncancelable period meets the definition of a contract. The first 12 monthly periods in year three are also included in the contract's enforceable period because the lessee would suffer a more than insignificant penalty¹ if it were to terminate the lease before the end of the third year. Additionally, because both the lessee and the lessor have the right to terminate the contract without permission from the other party without a more than an insignificant penalty after the third year, the agreement does not create enforceable rights and obligations beyond the three-year period and therefore would no longer meet the definition of a contract. Consistent with ASC 842-10-55-24, the likelihood of the lessor exercising the termination option during year three is not considered in the evaluation of the lease term.

In this scenario, the lease term is three years because the lessee concludes it is reasonably certain not to terminate the lease during the third year.

The evaluation of whether a lessee is reasonably certain not to terminate a contract considers all facts and circumstances, including any more than insignificant penalty the lessee would incur at each termination date. The more significant the penalty the lessee would incur, the greater the likelihood that the lessee would be reasonably certain not to terminate the contract.

¹ Refer to section 2.3.4, *Penalty*, below for a discussion of the definition of a penalty.

2.3.4

Penalty

Excerpt from Accounting Standards Codification

Master Glossary

Penalty

Any requirement that is imposed or can be imposed on the **lessee** by the **lease** agreement or by factors outside the lease agreement to do any of the following:

- a. Disburse cash
- b. Incur or assume a liability
- c. Perform services

- d. Surrender or transfer an asset or rights to an asset or otherwise forego an economic benefit, or suffer an economic detriment. Factors to consider in determining whether an economic detriment may be incurred include, but are not limited to, all of the following:
1. The uniqueness of purpose or location of the **underlying asset**
 2. The availability of a comparable replacement asset
 3. The relative importance or significance of the underlying asset to the continuation of the lessee's line of business or service to its customers
 4. The existence of leasehold improvements or other assets whose value would be impaired by the lessee vacating or discontinuing use of the underlying asset
 5. Adverse tax consequences
 6. The ability or willingness of the lessee to bear the cost associated with relocation or replacement of the underlying asset at market rental rates or to tolerate other parties using the underlying asset.

A penalty is any requirement that is imposed or can be imposed on the lessee by the lease agreement or factors outside the lease agreement to distribute cash, incur or assume a liability, perform services, surrender or transfer an asset (or rights to an asset), to forego an economic benefit or suffer an economic detriment.

A penalty may affect the assessment of lease term (refer to section 2.3.1, *Lease term*), purchase options and lease payments. As described in section 2.3.5.1, *Renewal penalty*, a penalty may be sufficiently large to make the exercise of a renewal option reasonably certain at lease commencement. Similarly, the existence of a penalty can cause the exercise of a purchase option to be reasonably certain. In instances where a penalty is not sufficiently large, in and of itself, to make a renewal or purchase option reasonably certain of exercise at lease commencement, the penalty (if payable to or on behalf of the lessor) is included in lease payments. For example, if a lease includes a penalty payable to the lessor for failure to renew, and the lessee determines that the penalty and other factors indicate that the renewal of the lease is not reasonably certain at commencement of the lease, the penalty should be included as a lease payment.

It is important to note that a penalty is not solely a payment to a lessor but may be a payment to a third party or a loss of future earnings by the lessee. For example, if a lessee leases equipment that is used to generate operating income and alternative equipment is not available, the loss of the ability to generate operating income might represent a penalty associated with terminating the lease. In addition, if a lessee can generate operating income by subleasing an underlying asset, the loss of the ability to generate sublease income might also represent a penalty associated with terminating the lease (refer to section 2.3.5.2, *The effect of a sublease on the lease term*). However, only penalties payable to or on behalf of the lessor are potentially lease payments (refer to section 2.4, *Lease payments*, for a discussion of items included in lease payments).

2.3.5 Evaluating lease term and purchase options (updated January 2019)

When evaluating whether a lessee is reasonably certain to exercise an option to renew the lease, not terminate the lease or to purchase the underlying asset, lessees and lessors are required to assess all relevant factors that create an economic incentive for the lessee to exercise lease renewal, termination or purchase options (i.e., contract-based, asset-based, entity-based and market-based factors), including:

- ▶ The pricing of a purchase option or lease renewal option (e.g., fixed rates, discounted rates, “bargain” rates)
- ▶ The amount of payments for termination or nonrenewal and the pricing of the continuing lease

- ▶ Contingent amounts due under residual value guarantees and other variable lease payments
- ▶ Costs of returning the asset in a contractually specified condition or to a contractually specified location
- ▶ Significant customization (e.g., leasehold improvements), installation costs or relocation costs
- ▶ The importance of the leased asset to the lessee's operations, considering the potential business disruptions from not having the leased asset and the availability of a replacement asset
- ▶ A sublease term that extends beyond the noncancelable period of the head lease (e.g., a head lease that has a noncancelable term of five years with a two-year renewal option, and the sublease term is for seven years)
- ▶ A guarantee by the lessee of the lessor's debt directly or indirectly related to the leased property

The longer the period from commencement of the lease (refer to section 2.2, *Commencement date of the lease*) to the exercise date of an option, the more difficult it will be, in certain cases, to determine whether the exercise of the option is reasonably certain. The difficulty arises from several factors. For example, a lessee's estimates of its future needs for the leased asset become less precise the further into the future the forecast goes. Also, the future fair value of certain assets, such as those involving technology, is more difficult to predict than the future fair value of a relatively stable asset, such as a fully leased commercial office building located in a prime area.

The further into the future the option date is, the lower the option price must be in relation to the estimated future fair value to conclude that the lessee is reasonably certain to exercise the option simply based on option pricing. The difference between the option price and the estimated future fair value of an asset that is subject to significant changes in value also should be greater than would be the case for an asset with a relatively stable value.

An artificially short lease term (e.g., a lease of a corporate headquarters, distribution facility, manufacturing plant or other key property with a four-year lease term) may effectively create a significant economic incentive for the lessee to exercise a purchase or renewal option. This may be evidenced by the significance of the underlying asset to the lessee's continuing operations and whether, absent the option, the lessee would have entered into such a lease.

Similarly, the significance of the underlying asset to the lessee's operations may create a significant economic disincentive that affects a lessee's decisions about whether it is reasonably certain to exercise a purchase or renewal option. For example, a company that leases a specialized facility (e.g., manufacturing plant, distribution facility, corporate headquarters) and doesn't exercise a purchase or renewal option would face a significant economic penalty if an alternative facility is not readily available. This would potentially have an adverse effect on the company while it searched for a replacement asset.

Consistent with paragraph B40 of IFRS 16, we believe that a lessee's past practice regarding the period over which it typically has used particular types of assets (whether leased or owned), and its economic incentives for doing so, may provide information that is helpful in assessing whether the lessee is reasonably certain to exercise, or not to exercise, an option. For example, if a lessee has typically used particular types of assets for a particular period of time or if the lessee has a practice of frequently exercising options on leases of particular types of underlying assets, we believe the lessee should consider the economic incentives for that past practice in assessing whether it is reasonably certain to exercise an option on leases of those assets.

Illustration 2-3 Determining the lease term**Scenario A**

Assume that Entity P enters into a lease for equipment that includes a noncancelable term of four years and a two-year fixed-price renewal option with future lease payments that are intended to approximate market rates at lease inception. There are no termination penalties or other factors indicating that Entity P is reasonably certain to exercise the renewal option.

Analysis: At the lease commencement date, the lease term is four years.

Scenario B

Assume that Entity Q enters into a lease for a building that includes a noncancelable term of four years and a two-year, fixed-price renewal option with future lease payments that are intended to approximate market rates at lease inception. Before it takes possession of the building, Entity Q pays for leasehold improvements. The leasehold improvements are expected to have significant value at the end of four years, and that value can only be realized through continued occupancy of the leased property.

Analysis: At lease commencement, Entity Q determines that it is reasonably certain to exercise the renewal option because it would suffer a significant economic penalty if it abandoned the leasehold improvements at the end of the initial noncancelable period. At lease commencement, Entity Q concludes that the lease term is six years.

2.3.5.1**Renewal penalty**

When a penalty for failure to renew a lease at the end of a lease term (prior to renewal term) is so significant that it is reasonably certain at the commencement date (refer to section 2.2, *Commencement date of the lease*) that the lease will be renewed, the renewal period is included in the lease term for purposes of determining a lease's classification.

The cancellation penalty must be sufficiently large to represent a significant economic deterrent to cancellation. Determining whether this is the case requires judgment about the particular circumstances. Other factors also should be considered, such as the expected availability of other assets to serve the lessee's needs, the practicality of surrendering the leased property and the attractiveness of the ongoing rental price.

2.3.5.2**The effect of a sublease on the lease term**

In situations where a lessee grants (or intends to grant) a sublessee an initial lease term or renewal rights extending beyond the initial term of the lessee's head lease arrangement, the head lessee would consider any penalty (refer to section 2.3.4, *Penalty*) created by failure to renew the head lease as well as all other contract, asset and market-based factors that could potentially impact the head lease in evaluating whether it is reasonably certain to exercise options to extend or terminate the lease or purchase the underlying asset, which includes entering into a sublease (refer to section 2.3.5, *Evaluating lease term and purchase options*, and section 2.3.6, *Reassessment of the lease term and purchase options*).

When the lease term (including a renewal provision that the sublessee is reasonably certain to exercise) on the sublease extends longer than the lease term on the head lease, the lessee would revise its head lease term by assuming it is reasonably certain to exercise the renewal option on the head lease to be at least as long as the term on the sublease. If the lease term (including a renewal provision that the lessee is reasonably certain to exercise) on the sublease is shorter than the lease term on the head lease, the lessee may, after considering any penalties and all other contract, asset and market-based factors, conclude that the renewal provision on the head lease is not reasonably certain of exercise. That is, the existence of the renewal provision in the sublease, in and of itself, does not automatically result in the lessee assuming the exercise of the renewal options in the head lease are reasonably certain of exercise. The FASB staff, through a FASB technical inquiry, agreed with this view.

Illustration 2-4 Evaluating a lessee's head lease term when a sublease exists

Assume Entity A leases land (the head lease) for an initial five-year term followed by four successive five-year renewal options. Entity A immediately constructs a radio tower on the land and enters into a lease (as sublessor) with Radio Station B for an initial term of 10 years followed by three successive five-year renewals at Radio Station B's option. Entity A concludes Radio Station B is reasonably certain to exercise the first of its five-year renewal options based on consideration of all contract, asset and market-based factors, resulting in a total lease term on the sublease of 15 years.

Analysis: The lease term used by Entity A in its accounting for the head lease would be at least 15 years (i.e., the noncancelable term of the sublease plus the five-year renewal period that Entity A has concluded Radio Station B is reasonably certain to exercise). If Radio Station B exercises its extension options beyond the 15-year lease term, Entity A would reassess the lease term on the head lease consistent with the guidance in paragraph 842-10-55-28.

2.3.5.3**Guarantee of residual value at a point in time prior to expiration**

Certain lease agreements enable a lessee to terminate the lease early, but such a termination results in the lessee guaranteeing the residual value of the underlying asset at the date of early termination. However, if the lease runs through its full term, the lessee does not guarantee the leased asset's residual value. In such lease agreements, an assessment of the guaranteed residual value is required to determine whether it provides a significant incentive for the lessee to continue the lease for the full term. In certain cases, the guarantee of a residual value at a point in time prior to the end of the lease term may be considered an option to terminate the lease for purposes of determining lease term and lease payments (refer to section 2.4, *Lease payments*).

Illustration 2-5 Guarantee of residual value upon early termination

Assume a lessee guarantees to a lessor that if the lessee terminates a five-year lease at the end of three years, the residual value of the underlying asset at the end of three years will not be less than \$3,000.

Analysis: The lessee and lessor would evaluate the \$3,000 residual value guarantee, in light of other factors, to determine whether it serves as a penalty such that the lessee is reasonably certain to not exercise its termination option due to the existence of the guarantee. If the lessee is reasonably certain to not exercise its termination option, the lease term would be five years.

Refer to section 2.4.6, *Amounts it is probable that a lessee will owe under residual value guarantees – lessees only*, for further discussion of evaluating residual value guarantees.

2.3.5.4**Fiscal funding clause****Excerpt from Accounting Standards Codification****Fiscal Funding Clause**

A provision by which the lease is cancellable if the legislature or other funding authority does not appropriate the funds necessary for the governmental unit to fulfill its obligations under the lease agreement.

Leases – Overall**Implementation Guidance and Illustrations****Fiscal Funding Clauses****842-10-55-27**

The existence of a **fiscal funding clause** in a lease agreement requires an assessment of the likelihood of lease cancellation through exercise of the fiscal funding clause. If it is more than **remote** that the fiscal funding clause will be exercised, the **lease term** should include only those periods for which funding is reasonably certain.

A fiscal funding clause is commonly found in a lease agreement in which the lessee is a governmental unit. A fiscal funding clause generally provides that the lease is cancelable if the legislature or other funding authority does not appropriate the funds necessary for the governmental unit to fulfill its obligations under the lease agreement.

The existence of a fiscal funding clause in a lease agreement would necessitate an assessment of the likelihood of lease cancellation through exercise of the fiscal funding clause. If the likelihood of exercise of the fiscal funding clause is assessed as being remote (i.e., the chance of occurring is slight), a lease agreement containing such a clause would be considered a noncancelable lease. If the chance of exercise is assessed as being more than remote, the lease term should include only those periods for which the funding is reasonably certain. Refer to section 2.3.3, *Cancelable leases*.

2.3.6

Reassessment of the lease term and purchase options

2.3.6.1

Reassessment of the lease term and purchase options – lessees

Excerpt from Accounting Standards Codification

Leases – Overall

Subsequent Measurement

842-10-35-1

A lessee shall reassess the **lease term** or a lessee option to purchase the **underlying asset** only if and at the point in time that any of the following occurs:

- a. There is a significant event or a significant change in circumstances that is within the control of the lessee that directly affects whether the lessee is reasonably certain to exercise or not to exercise an option to extend or terminate the **lease** or to purchase the underlying asset.
- b. There is an event that is written into the **contract** that obliges the lessee to exercise (or not to exercise) an option to extend or terminate the lease.
- c. The lessee elects to exercise an option even though the entity had previously determined that the lessee was not reasonably certain to do so.
- d. The lessee elects not to exercise an option even though the entity had previously determined that the lessee was reasonably certain to do so.

Implementation Guidance and Illustrations

842-10-55-28

Examples of significant events or significant changes in circumstances that a **lessee** should consider in accordance with paragraph 842-10-35-1 include, but are not limited to, the following:

- a. Constructing significant leasehold improvements that are expected to have significant economic value for the lessee when the option becomes exercisable
- b. Making significant modifications or customizations to the **underlying asset**
- c. Making a business decision that is directly relevant to the lessee's ability to exercise or not to exercise an option (for example, extending the **lease** of a complementary asset or disposing of an alternative asset)
- d. Subleasing the underlying asset for a period beyond the exercise date of the option.

842-10-55-29

A change in market-based factors (such as market rates to lease or purchase a comparable asset) should not, in isolation, trigger reassessment of the **lease term** or a lessee option to purchase the underlying asset.

After lease commencement (refer to section 2.2, *Commencement date of the lease*), ASC 842 requires lessees to monitor leases for significant changes that could trigger a change in the lease term. Lessees are required to reassess the lease term (i.e., the likelihood of exercising a renewal or termination option) or whether it is reasonably certain that they will exercise an option to purchase the underlying asset at the point in time when any of the following occurs:

Event	Description
Significant event or change in circumstance	▸ There is a significant event or significant change in circumstances within the lessee's control that directly affects whether the lessee is reasonably certain to (1) extend the lease, (2) not terminate the lease or (3) purchase the underlying asset.
Contractual event	▸ There is an event that is written into the contract that obliges the lessee to exercise or not to exercise an option to extend or terminate the lease.
Option exercised	▸ The lessee elects to exercise an option even though it had previously determined that it was not reasonably certain to do so.
Option not exercised	▸ The lessee elects not to exercise an option even though it had previously determined that it was reasonably certain to do so.

Examples of significant events or significant changes in circumstances **within the lessee's control** include:

- Constructing significant leasehold improvements that are expected to have significant economic value for the lessee when the option becomes exercisable
- Making significant modifications or customizations to the underlying asset
- Making a business decision that is directly relevant to the lessee's ability to exercise or not exercise an option (e.g., extending the lease of a complementary asset or disposing of an alternative asset)
- Subleasing the underlying asset for a period beyond the exercise date of the option

Changes in market-based factors (e.g., a change in market rates to lease or purchase a comparable asset) are not within the lessee's control, and they therefore don't trigger a reassessment by themselves.

ASC 842-10-25-1 requires a lessee to reassess lease classification when there is a change in its assessment of either the lease term or whether it is reasonably certain to exercise an option to purchase the underlying asset. Refer to section 3.5, *Reassessment of lease classification*.

Additionally, if there is a change in a lessee's assessment of either the lease term or whether it is reasonably certain to exercise an option to purchase the underlying asset, a lessee should remeasure the lease liability, using revised inputs (e.g., discount rate and its allocation of contract consideration, discussed in section 2.5, *Discount rates*, and section 1.4.3.2, *Allocating the consideration in the contract – lessees*, respectively) at the reassessment date, and adjust the right-of-use asset. However, if the right-of-use asset is reduced to zero, a lessee would recognize any remaining amount in profit or loss. Refer to section 4.5, *Remeasurement of lease liabilities and right-of-use assets – operating and finance leases*.

Refer to section 3.5.1, *Summary of lease reassessment and remeasurement requirements*.

2.3.6.2

Reassessment of the lease term and purchase options – lessors**Excerpt from Accounting Standards Codification**

Leases – Overall

*Subsequent Measurement***842-10-35-3**

A **lessor** shall not reassess the lease term or a lessee option to purchase the underlying asset unless the lease is modified and that modification is not accounted for as a separate contract in accordance with paragraph 842-10-25-8. When a lessee exercises an option to extend the lease or purchase the underlying asset that the lessor previously determined the lessee was not reasonably certain to exercise or exercises an option to terminate the lease that the lessor previously determined the lessee was reasonably certain not to exercise, the lessor shall account for the exercise of that option in the same manner as a **lease modification**.

A lessor does not reassess the lease term or a lessee's option to purchase the underlying asset unless the lease is modified (i.e., the terms and conditions of the contract are changed in a way that results in a change in the scope of the lease or the consideration) and the modified lease is not accounted for as a separate contract. Additionally, ASC 842-10-35-3 requires a lessor to account for a lessee's exercise of an option to extend or terminate the lease or purchase the underlying asset in the same manner as a lease modification when the exercise is inconsistent with the lessor's previous assumption about whether the lessee would exercise the option. Refer to section 5.6, *Lease modifications*. For example, if a lessor excluded an optional period to extend the lease from the lease term because it concluded that the lessee was not reasonably certain to exercise that option, the exercise of the option by the lessee should be accounted for as a lease modification.

Refer to section 3.5.1, *Summary of lease reassessment and remeasurement requirements*.

2.4

Lease payments**Excerpt from Accounting Standards Codification**

Master Glossary

Lease Payments

See paragraph 842-10-30-5 for what constitutes lease payments from the perspective of a **lessee** and a **lessor**.

Variable Lease Payments

Payments made by a **lessee** to a **lessor** for the right to use an **underlying asset** that vary because of changes in facts or circumstances occurring after the **commencement date**, other than the passage of time.

Probable (second definition)

The future event or events are likely to occur.

Residual Value Guarantee

A guarantee made to a **lessor** that the value of an **underlying asset** returned to the lessor at the end of a **lease** will be at least a specified amount.

Leases – Overall

Initial Measurement

842-10-30-5

At the **commencement date**, the **lease payments** shall consist of the following payments relating to the use of the **underlying asset** during the **lease term**:

- a. Fixed payments, including in substance fixed payments, less any lease incentives paid or payable to the **lessee** (see paragraphs 842-10-55-30 through 55-31).
- b. **Variable lease payments** that depend on an index or a rate (such as the Consumer Price Index or a market interest rate), initially measured using the index or rate at the commencement date.
- c. The exercise price of an option to purchase the underlying asset if the lessee is reasonably certain to exercise that option (assessed considering the factors in paragraph 842-10-55-26).
- d. Payments for **penalties** for terminating the **lease** if the lease term (as determined in accordance with paragraph 842-10-30-1) reflects the lessee exercising an option to terminate the lease.
- e. Fees paid by the lessee to the owners of a special-purpose entity for structuring the transaction. However, such fees shall not be included in the **fair value** of the underlying asset for purposes of applying paragraph 842-10-25-2(d).
- f. For a lessee only, amounts **probable** of being owed by the lessee under **residual value guarantees** (see paragraphs 842-10-55-34 through 55-36).

842-10-30-6

Lease payments do not include any of the following:

- a. Variable lease payments other than those in paragraph 842-10-30-5(b)
- b. Any guarantee by the lessee of the **lessor's** debt
- c. Amounts allocated to nonlease components in accordance with paragraphs 842-10-15-33 through 15-42.

Lease payments are payments, made by a lessee to a lessor, relating to the right to use an underlying asset during the lease term and include the following amounts:

Lease payments					
Fixed (including in-substance fixed) payments, less any lease incentives paid or payable to the lessee ¹	Variable payments based on an index or rate ²	Exercise price of a purchase option ³	Payments for penalties for terminating the lease ⁴	Fees paid by the lessee to the owners of a special-purpose entity for structuring the transaction ⁵	Amounts it is probable that the lessee will owe under residual value guarantees (lessees only) ⁶
<p>¹ Refer to section 2.4.1, <i>Fixed (including in-substance fixed) lease payments and lease incentives</i></p> <p>² Refer to section 2.4.2, <i>Variable lease payments that depend on an index or rate</i></p> <p>³ Refer to section 2.4.3, <i>The exercise price of a purchase option</i>. Include only if reasonably certain of exercise.</p> <p>⁴ Refer to section 2.4.4, <i>Payments for penalties for terminating a lease</i>. Include only if the lease term reflects the lessee exercising an option to terminate the lease.</p> <p>⁵ Refer to section 2.4.5, <i>Fees paid by the lessee to the owners of a special-purpose entity for structuring the transaction</i></p> <p>⁶ Refer to section 2.4.6, <i>Amounts it is probable that a lessee will owe under residual value guarantees – lessees only</i></p>					

Lease payments do not include consideration in the contract allocated to the non-lease components of a contract. However, lease payments include amounts that would otherwise be allocable to the non-lease components of a contract when the entity makes an accounting policy election to not separate lease and associated non-lease components and accounts for the combined component as a single lease component. Refer to section 1.4, *Identifying and separating lease and non-lease components of a contract and allocating contract consideration*.

ASC 842 does not specifically address noncash lease payments (e.g., equity shares or stock options of the lessee provided to the lessor, estimated costs to dismantle and remove a leased asset at the end of the lease term imposed by the lease agreement as opposed to an asset retirement obligation (refer to section 2.4.8, *Lessee's obligations for asset retirement obligations (AROs)*)). We believe that unless a form of consideration is specifically excluded, noncash lease payments should be included in lease payments at their fair value.

ASC 842-10-30-6 does explicitly note that lessee's guarantees of lessor's debt are excluded from lease payments (refer to section 2.4.10 *Amounts not included in lease payments*).

Similarly, a provision that requires lessee indemnifications for preexisting environmental contamination or environmental contamination caused by the lessee during its use of the underlying asset over the term of the lease does not affect classification of the lease. Therefore, noncash payments in the form of such indemnities are excluded from lease payments but only for purposes of lease classification (refer to section 3.4.8, *Lessee indemnifications for environmental contamination*).

2.4.1 Fixed (including in-substance fixed) lease payments and lease incentives

2.4.1.1 In-substance fixed lease payments

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

842-10-55-31

Lease payments include in substance fixed lease payments. In substance fixed payments are payments that may, in form, appear to contain variability but are, in effect, unavoidable. In substance fixed payments for a **lessee** or a **lessor** may include, for example, any of the following:

- a. Payments that do not create genuine variability (such as those that result from clauses that do not have economic substance)
- b. The lower of the payments to be made when a lessee has a choice about which set of payments it makes, although it must make at least one set of payments.

Some lease agreements include payments that are described as variable or may appear to contain variability but are in-substance fixed payments because the contract terms require the payment of a fixed amount that is unavoidable (e.g., a lease that requires a lessee to pay percentage rent equal to 1% of its sales, subject to a minimum sales figure to be used). Such payments are included in the lease payments at lease commencement and thus used to measure entities' lease assets and lease liabilities.

Certain lease agreements include lease payments that increase based on a multiple of a change in an index (e.g., the Consumer Price Index) with a cap. Questions arise as to whether this feature should be viewed as variable lease payments, a derivative or included as in-substance fixed lease payments at the capped amount. An example would be a lease of a retirement community where lease payments increase each year by the lesser of 3% or three times the annual increase in the Consumer Price Index. As discussed in ASC 842-10-30-5

(refer to section 2.4.2, *Variable lease payments that depend on an index or rate*), lease payments that depend on an existing index, such as the CPI, should be included in lease payments based on the index at lease commencement, and any increases or decreases in lease payments that result from subsequent changes in the index should be reflected as they occur. However, the function of an index multiplier and a cap serves to significantly modify the arrangement from one in which the lease payments simply vary based on an index rate. Often, the combination of the multiplier and cap is specifically designed to make sure the cap is always reached.

We believe that lessees and lessors should evaluate provisions in lease arrangements that require an adjustment to lease payments based on a multiple of an index and a cap and determine whether these provisions represent genuine variability or whether these provisions are in-substance fixed lease payments. If the contingent rent feature does not create genuine variability (i.e., the increase in the index coupled with the multiplier and cap are designed such that the cap will be reached each year), the capped payments should be considered lease payments. This accounting, which applies to both lessors and lessees, affects lease payments not only for purposes of the lease classification test but also the lessee measurement of the right-of-use asset and lessor and lessee accounting for straight-line rent (subject to collectibility) under an operating lease. If the lessee or lessor determines that the index multiplier and cap do not represent in-substance fixed lease payments, the lessee or lessor would apply the embedded derivative guidance of ASC 815-15 and would likely conclude that inflation-indexed rentals that are subject to a leverage factor (e.g., three times the change in CPI) do not qualify for the clearly and closely related exception and, as a result, the portion of the rent attributed to the inflation index would be separated from the host contract (the lease) and accounted for as a derivative. The initial fair value of such a derivative would be treated as a day-one lease payment with subsequent changes in fair value accounted for under the applicable guidance in ASC 815, *Derivatives and Hedging*. Subsequent changes in the fair value of the derivative would be recognized in income at each reporting period.

The following example illustrates the accounting for in-substance fixed lease payments:

Illustration 2-6 In-substance lease payments

Company A leases a building for five years with a fair value of \$100 from Lessor B. The lease agreement provides that the lease payments start at \$10 annually. The annual adjustment is based on three times the annual increase in the CPI, but the aggregate annual adjustment is limited to 3%.

Analysis: Company A concludes that in substance, it has agreed, at the commencement date of the lease, to pay Lessor B additional lease payments in the amount of 3% per year. As a result, the 3% increase represents an in-substance fixed lease payment that would be included in the measurement of the right-of-use asset.

The following would be the straight-line rent calculation for both the lessee and lessor:

Year	Lease payments	Straight-line rental revenue/expense ¹
1	\$10.00	\$ 10.62
2	\$10.30 (\$10.00 x 1.03)	\$ 10.62
3	\$10.61 (\$10.30 x 1.03)	\$ 10.62
4	\$10.93 (\$10.61 x 1.03)	\$ 10.62
5	\$11.26 (\$10.93 x 1.03)	\$ 10.62

¹ If the multiplier of the CPI were considered a derivative instead of an in-substance lease payment (at the capped amount), the day-one fair value of the derivative would be included as a lease payment for purposes of determining straight-line rent (as well as assessing lease classification). Subsequent changes in the fair value of the derivative would be recognized in income at each reporting period.

2.4.1.2

Lease incentives

Excerpt from Accounting Standards Codification

Leases – Overall

*Implementation Guidance and Illustrations***842-10-55-30**

Lease incentives include both of the following:

- a. Payments made to or on behalf of the **lessee**
- b. Losses incurred by the **lessor** as a result of assuming a lessee's preexisting lease with a third party. In that circumstance, the lessor and the lessee should independently estimate any loss attributable to that assumption. For example, the lessee's estimate of the lease incentive could be based on a comparison of the new lease with the market rental rate available for similar **underlying assets** or the market rental rate from the same lessor without the lease assumption. The lessor should estimate any loss on the basis of the total remaining costs reduced by the expected benefits from the **sublease** for use of the assumed underlying asset.

A lease agreement with a lessor might include incentives for the lessee to sign the lease, such as an up-front cash payment to the lessee, payment of costs for the lessee (such as moving expenses) or the assumption by the lessor of the lessee's preexisting lease with a third party. Refer to section 4.7, *Lease incentives*, for further discussion of lease incentives.

Lessee

For lessees, lease incentives that are paid or payable to the lessee are deducted from lease payments and affect the lease classification test and reduce the initial measurement of a lessee's right-of-use asset. Lease incentives that are payable to the lessee at lease commencement reduce a lessee's lease liability.

ASC 842 does not specifically address the recognition of lease incentives that are neither paid nor payable at lease commencement. We believe the following approaches to recognition would be acceptable:

- ▶ If a lease specifies a maximum level of reimbursement and the lessee is reasonably certain to incur costs equal to or exceeding this level, the amount would be deemed payable by the lessor at the commencement date and it would be included in the measurement of the consideration in the contract at commencement. Therefore, the amount would be recognized as a reduction in the right-of-use asset and lease liability.
- ▶ Once a lessee has incurred costs and the amounts qualify for reimbursement by the lessor, the lessee would reduce the right-of-use asset and lease liability by the costs incurred. The reduction to the right-of-use asset would be recognized prospectively over the remainder of the lease term.
- ▶ Once a lessee has incurred costs and the amounts qualify for reimbursement by the lessor, the lessee would reduce the right-of-use asset and lease liability by the costs incurred. The reduction to the right-of-use asset would be recognized as a cumulative catch-up adjustment to expense, as if the incentive were paid or payable at the lease commencement date.

Illustration 2-7 Accounting for lease incentives not paid or payable at commencement

Entity A leases retail space to Entity B for a term of 10 years and provides an incentive allowance to reimburse Entity B for the cost of leasehold improvements up to \$1 million. The lease is classified as an operating lease. Entity B is required to provide proof of payment of qualified expenditures to receive the incentive from Entity A. At lease commencement, Entity B has incurred \$100,000 of reimbursable costs associated with design of the leasehold improvements and has submitted a request for payment to Entity A. Entity B has contracted for and is reasonably certain it will incur costs in excess of the maximum allowance by the end of the first year of the lease term.

Analysis: Entity B would apply any of the following three approaches:

- ▶ Approach 1: At lease commencement, Entity B records a reduction to its lease liability for the \$1 million with an offsetting entry to its right-of-use asset. Entity B recognizes the allowance in income on a straight-line basis over the 10-year lease term (\$1 million over 10 years or \$100,000 annually).
- ▶ Approach 2: At lease commencement, Entity B records a reduction to its lease liability for the \$100,000 to be received from the lessor with an offsetting entry to its right-of-use asset. The \$100,000 is amortized over the 10-year lease term (i.e., \$10,000 annually). When Entity B incurs the remaining reimbursable costs (for simplicity, assume it occurs at a single point in time at the end of year 1), it records a reduction to its lease liability for the \$900,000 with an offsetting entry to its right-of-use asset. The aggregate remaining incentive of \$990,000 (\$900,000 plus \$90,000 unamortized from year 1) is amortized over the remaining lease term at that time (\$110,000 in years 2 through 9).
- ▶ Approach 3: At lease commencement, Entity B records a reduction to its lease liability for the \$100,000 to be received from the lessor with an offsetting entry to its right-of-use asset. The \$100,000 is amortized over the 10-year lease term (i.e., \$10,000 annually). When Entity B incurs the remaining reimbursable costs (for simplicity, assume it occurs at a single point in time at the end of year 1), it records a reduction to its lease liability for the \$900,000 with an offsetting entry to its right-of-use asset. Entity B would recognize an additional \$90,000 in amortization expense in year 1 as a cumulative adjustment as though the full amount of the incentive was recognized at lease commencement (i.e., \$1 million / 10 years = \$100,000 less the \$10,000 already expensed) and recognizes the remaining aggregate incentive of \$900,000 over the remaining nine years of the lease term, resulting in total annual reductions of \$100,000 in years 2 through 10.

Refer to section 4.2.1.2, *Initial measurement of right-of-use assets – operating leases*, or section 4.3.1.2, *Initial measurement of right-of-use assets – finance leases*, for further discussion of initial measurement by lessees.

Lessor

For lessors, lease incentives that are paid or payable to the lessee also are deducted from lease payments and affect the lease classification test. Lease incentives that are payable to the lessee at commencement reduce the initial measurement of the lessor's net investment in the lease for sales-type and direct financing leases. However, if lease incentives have been paid to the lessee prior to the commencement date, we believe that they affect the calculation of selling profit or loss for sales-type and direct financing leases (refer to section 5.1.3, *Selling profit or selling loss*). For operating leases, lessors should defer the cost of any lease incentives paid or payable to the lessee and recognize that cost as a reduction to lease income over the lease term (refer to section 5.4.2, *Lease incentives in an operating lease*).

ASC 842 does not specifically address the recognition of lease incentives by lessors that are neither paid nor payable at lease commencement. We believe a lessor should initially recognize its contingent obligation at lease commencement, if probable (similar to the threshold used to recognize variable lease payments for lessees), and amortize the incentive as a reduction to revenue over the lease term. If the lessor later determines that the incentive will not be paid, the lessor would derecognize the liability and associated unamortized incentive and either recognize a cumulative catch-up adjustment to revenue to reverse the previously recognized amortization or recognize the adjustment prospectively over the remaining lease term.

2.4.1.3 Deposits paid before the lease commencement date

Lease contracts may require the lessee to pay the lessor a deposit before the lease commencement date. If the deposit is fully refundable, it represents collateral to the lessor. We believe that the fully refundable deposit payment and any market-rate-based interest earned by the lessor on the refundable deposit, is not included as consideration in the contract. If the deposit payment is nonrefundable, it is in substance a fixed lease payment made by the lessee and is included as consideration in the contract. We also believe, if the deposit bears interest at a rate other than a market-based rate, the off-market portion of the interest is additional consideration in the contract as a lease incentive for the lessee (if above market) or as a lease payment for the lessee (if below market).

2.4.2 Variable lease payments that depend on an index or rate

Variable lease payments that depend on an index or a rate are included in the lease payments and are measured using the prevailing index or rate at the measurement date (e.g., lease commencement date for initial measurement). The FASB indicated in the Basis for Conclusions (BC 211) of ASU 2016-02 that despite the measurement uncertainty associated with changes to index or rate-based payments, the payments meet the definition of an asset (lessor) and a liability (lessee) because they are unavoidable. Lessees and lessors recognize changes to index and rate-based variable lease payments in profit or loss in the period of the change (i.e., similar to other variable lease payments). Common examples of indexes and rates are:

- ▶ Consumer Price Index (CPI)
- ▶ London interbank offered rate (LIBOR)
- ▶ Prime interest rate
- ▶ Treasury rates (with or without a spread)
- ▶ Payments that depend on market rental rates

ASC 842-10-35-4(b) requires a lessee to remeasure lease payments when a contingency upon which some or all of the lease payments that will be paid over the remainder of the lease term is resolved (refer to section 2.4.11.1, *Subsequent remeasurement of lease payments – lessees*). However, that guidance is applicable only to variable lease payments not based on an index or rate. That is, it does not apply to variable payments based on an index or rate. For example, assume that a lessee enters into a five-year lease agreement with a fixed lease payment in year one that is then adjusted at the beginning of years two through five based on the increase in CPI. In this case, the entity would not remeasure its lease payments at the beginning of each year and instead would recognize the effect of future increases in CPI as part of lease-related cost in each year.

2.4.3 The exercise price of a purchase option

If the lessee is reasonably certain to exercise a purchase option, the exercise price is included as a lease payment. That is, entities consider the exercise price of asset purchase options included in lease contracts consistently with the evaluation of lease renewal and termination options (refer to section 2.3.5, *Evaluating lease term and purchase options*).

2.4.4 Payments for penalties for terminating a lease

If it is reasonably certain that the lessee will not terminate a lease, the lease term is determined assuming that the termination option would not be exercised, and any termination penalty is excluded from the lease payments. Otherwise, the lease termination penalty is included as a lease payment, and the lease term is determined accordingly. The determination of whether to include lease termination penalties as lease payments is similar to the evaluation of lease renewal options.

2.4.5 Fees paid by the lessee to the owners of a special-purpose entity for structuring the transaction

Fees paid by a lessee to the owners of a special-purpose entity for structuring a transaction are included as lease payments. However, such fees are excluded from the fair value of the underlying asset for purposes of the lease classification test. Refer to section 3.4.6, *Fair value of the underlying asset*.

2.4.6 Amounts it is probable that a lessee will owe under residual value guarantees – lessees only

ASC 842 requires a lessee to include the amount it is probable it will owe to a lessor under a residual value guarantee as lease payments.

A lessee may provide a guarantee to the lessor that the value of the underlying asset it returns to the lessor at the end of the lease will be at least a specified amount. Such guarantees are enforceable obligations that the lessee has assumed by entering into the lease. Uncertainty related to the amount that a lessee will pay under a guarantee of a lessor's residual value affects the measurement of the obligation rather than the existence of an obligation.

A lessee is required to remeasure and reallocate the remaining consideration in the contract and remeasure finance and operating lease liabilities when it changes its assessment of the amount it is probable that it will owe under a residual value guarantee. Refer to section 4.5, *Remeasurement of lease liabilities and right-of-use assets – operating and finance leases*.

Illustration 2-8 Residual value guarantee included in lease payments

Lessee R enters into a lease and guarantees that Lessor S will realize \$15,000 from selling the asset to another party at the end of the lease. At lease commencement, based on Lessee R's estimate of the residual value of the underlying asset, Lessee R determines that it is probable that it will owe \$6,000 at the end of the lease.

Analysis: In accordance with ASC 842-10-25-2, Lessee R and Lessor S will include the full guaranteed residual value of \$15,000 for purposes of evaluating lease classification (refer to section 3.1, *Criteria for lease classification – lessees*, and section 3.2, *Criteria for lease classification – lessors*).

Because it is probable that Entity R will owe the lessor \$6,000 under the residual value guarantee, Entity R includes that amount as a lease payment.

Refer to section 5.1.1, *Net investment in the lease*, for discussion of accounting for residual value guarantees by lessors in sales-type or direct financing leases.

2.4.6.1 Third-party insurance that guarantees the asset's residual value

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

842-10-55-36

A residual value guarantee obtained by the lessee from an unrelated third party for the benefit of the lessor should not be used to reduce the amount of the lessee's lease payments under paragraph 842-10-30-5(f) except to the extent that the lessor explicitly releases the lessee from obligation, including the secondary obligation, which is if the guarantor defaults, a residual value deficiency must be made up. Amounts paid in consideration for a guarantee by an unrelated third party are executory costs and are not included in the lessee's lease payments.

Lessees may guarantee the residual value to the lessor and obtain an offsetting guarantee from an unrelated third party (e.g., an insurance company). A third-party guarantee can be used as a basis to reduce the lessee's lease payments (refer to section 2.4, *Lease payments*) *only* when (and to the extent) the lessor explicitly releases the lessee from the residual value guarantee (including any secondary obligation if the guarantor defaults). Amounts paid to the unrelated third party as consideration for the guarantee are executory costs and are not included in the lessee's lease payments.

2.4.6.2 Requirement for lessee to purchase the underlying asset

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

842-10-55-35

If the lessor has the right to require the lessee to purchase the underlying asset by the end of the lease term, the stated purchase price is included in lease payments. That amount is, in effect, a guaranteed residual value that the lessee is obligated to pay on the basis of circumstances outside its control.

A lease may contain a provision granting the lessor the right to require the lessee to purchase the underlying asset by the end of the lease term. In these cases, the amount of the stated put option would be included in lease payments as it is, in effect, a residual value guarantee that the lessee is required to pay.

2.4.7 Payments made by a lessee prior to the beginning of the lease term

Payments made prior to lease commencement (refer to section 2.2, *Commencement date of the lease*) are considered lease payments (refer to section 2.4, *Lease payments*) and included in the lease classification test (refer to section 3.1, *Criteria for lease classification – lessees*, and section 3.2, *Criteria for lease classification – lessors*) and are included in the initial measurement of the right-of-use asset (refer to section 4.2.1.2, *Initial measurement of right-of-use assets – operating leases*, or section 4.3.1.2, *Initial measurement of right-of-use assets – finance leases*).

2.4.8 Lessee's obligations for asset retirement obligations (AROs)

Excerpt from Accounting Standards Codification

Leases – Overall

Initial Measurement

842-10-30-7

Paragraph 410-20-15-3(e) addresses the scope application of Subtopic 410-20 on asset retirement obligations to obligations of a lessee in connection with a lease (see paragraph 842-10-55-37).

Implementation Guidance and Illustrations

842-10-55-37

Obligations imposed by a lease agreement to return an underlying asset to its original condition if it has been modified by the lessee (for example, a requirement to remove a lessee-installed leasehold improvement) generally would not meet the definition of lease payments or variable lease payments and would be accounted for in accordance with Subtopic 410-20 on asset retirement and environmental obligations. In contrast, costs to dismantle and remove an underlying asset at the end of the lease term that are imposed by the lease agreement generally would be considered lease payments or variable lease payments.

Asset Retirement and Environmental Obligations – Asset Retirement Obligations

Scope and Scope Exceptions

410-20-15-3

The guidance in this Subtopic does not apply to the following transactions and activities:

- e. Obligations of a **lessee** in connection with an **underlying asset**, whether imposed by a **lease** or by a party other than the lessor, that meet the definition of either **lease payments** or **variable lease payments** in Subtopic 842-10. Those obligations shall be accounted for by the lessee in accordance with the requirements of Subtopic 842-10. However, if obligations of a lessee in connection with an underlying asset, whether imposed by a lease or by a party other than the lessor, meet the provisions in paragraph 410-20-15-2 but do not meet the definition of either lease payments or variable lease payments in Subtopic 842-10, those obligations shall be accounted for by the lessee in accordance with the requirements of this Subtopic.

It is important to remember that the requirements of ASC 410-20, *Asset Retirement Obligations*, may apply not only to long-lived assets owned by the entity but also to improvements made to leased assets. The following is a discussion of the lessee's obligations for asset retirement obligations.

Distinguishing an asset retirement obligation (ARO) from lease payments and variable lease payments

The provisions of ASC 410-20 do not apply to obligations of a lessee in connection with leased property, whether imposed by a lease agreement or by a party other than the lessor, that meet the definition of either lease payments or variable lease payments. Instead, obligations that are considered either lease payments or variable lease payments should be accounted for in accordance with ASC 842. However, obligations imposed by a lease agreement that meet the definition of an ARO and do not meet the definition of lease payments or variable lease payments are accounted for by the lessee in accordance with the requirements of ASC 410-20. It should be noted that ASC 842 does not apply to leases to explore or exploit natural resources; thus, any retirement obligations imposed by these types of agreements always are within the scope of ASC 410-20.

The estimated costs imposed by a lease that requires a lessee to dismantle and remove a lessor's asset at the end of the lease term are recognized as a component of lease payments. Because the estimated removal costs are included in lease payments (refer to section 2.4, *Lease payments*), these removal costs will be included in the measurement of the lease liability and right-of-use asset, and the related expense will be recognized over the lease term.

Variable lease payments are defined as payments made by a lessee to a lessor for the right to use an underlying asset that vary because of changes in facts or circumstances occurring after the commencement date, other than the passage of time (refer to section 2.10, *Amounts not included in lease payments*). Lease payments that depend on a factor directly related to the future use of the leased property, such as machine hours or sales volume during the lease term, are variable lease payments and, accordingly, are excluded from lease payments in their entirety. Increases or decreases in payments that result from variable lease payments are included in income as accruable.

Obligations imposed by a lease agreement to return a leased asset to its original condition (if it has been modified by the lessee by the installation of leasehold improvements, such as a building constructed on leased land) generally do not meet the definition of a lease payment or a variable lease payment and, therefore, should be accounted for by the lessee as an ARO. Said another way, if an improvement to leased property has been recognized as an asset on the lessee's balance sheet (leasehold improvements), any obligation to remove that lessee-owned improvement on expiration of the lease should generally be accounted for as an ARO. For example, assume a lessee that leases retail space and installs its own improvements (e.g., customized buildout) has an obligation under the lease to remove the improvements at the expiration of the lease. The obligation to remove the leasehold improvements does not arise solely

because of the lease but instead is a direct result of the lessee's decision to modify the leased space. Such costs would be excluded from lease payments and variable lease payments. We believe the lessee's estimate of its ARO at lease commencement would be included in the measurement of the leasehold improvement to which it relates and not as a component of a right-of-use asset. Refer to our FRD, [Asset retirement obligations](#), for further discussion of the accounting for an ARO.

In certain circumstances, it may be difficult to determine whether improvements are assets of the lessee or the lessor. In many cases, the conclusion, which can affect the determination as to whether removal costs should be accounted for under the provisions for accounting for leases (ASC 842) or the provision for AROs (ASC 410-20), will be facts and circumstances based. Guidance to assist in determining whether improvements should be considered assets of the lessee or the lessor can be found in ASC 842-40-55-5. Sections 4.7.1, *Which party owns the improvements*, and 7.7, *Lessee involvement in asset construction ('build-to-suit' transactions)*, also discuss factors to consider in making this determination.

The following illustrations demonstrate the concepts discussed above.

Illustration 2-9 Obligation as a result of lease contract

Land with cellular tower

Entity A (lessee) leases vacant land from Entity B (lessor). Entity A has the right but not the obligation to construct a cellular tower on the property. If Entity A constructs the cellular tower on the property, it is obligated to return the land to its original condition at the end of the lease term. In this case, it is the construction of the cellular tower that imposes the liability on Entity A, not the lease of the land. If Entity A does not construct the cellular tower, it has no obligation under the lease. If it does construct the cellular tower, the tower would be recognized as a leasehold improvement, and the obligation to remove the tower would be an ARO.

Alternatively, if Entity A leases land and an existing cellular tower from Entity B and is required to demolish and remove the cellular tower at the end of the lease term, Entity A has assumed a direct obligation related to the leased asset that arises upon entering into the lease rather than an obligation created by a future action. As a result, the estimated demolition and removal costs should be included in lease payments. By including the dismantling obligation in lease payments, the obligation will be included in the measurement of the lease liability and right-of-use asset, and the related expense will be recognized over the lease term. At the end of the lease term, a liability exists that would be reduced by the payments made to demolish and remove the cellular tower.

Lease of office space

A lessee leases office space with preexisting improvements (e.g., interior walls, carpeting) and is contractually obligated to remove these preexisting improvements upon expiration of the lease. Because the original condition of the underlying asset included the improvements and the lessee is leasing the space and improvements, the estimated removal obligation should be included in lease payments.

Alternatively, if the lessee pays to build out the space to configure it to its needs (e.g., interior walls and carpeting accounted for by the lessee as leasehold improvements) and is required to remove the improvements on expiration of the lease, it should account for the removal obligation as an ARO. The lessee is obligated to remove an asset that it constructed and recorded as an asset (i.e., a leasehold improvement).

If the lessee leases office space with both preexisting improvements (i.e., lessor assets) and additional lessee-owned leasehold improvements, estimated costs to remove the improvements should be split between the preexisting improvements and the lessee improvements. Estimated costs to remove the preexisting improvements should be included in lease payments. The contractual obligation associated with the removal of the leasehold improvements constructed and accounted for by the lessee should be accounted for as an ARO.

Illustration 2-10 Obligation as a result of a legal obligation

Entity A (lessor) owns a gas station that it leases to Entity B (lessee). The property includes preexisting underground fuel storage tanks.

Scenario 1

If the lease agreement requires Entity B to remove the underground storage tanks at the end of the lease term, the estimated cost of removal would be included in the lease payments by Entity B and would have no effect on the requirement for Entity A to recognize an ARO under ASC 410-20 for its legal obligation to remove the storage tanks.

Scenario 2

At the inception of the lease, there is no legal requirement for removal of the underground storage tanks. However, the lease requires that if such a legal requirement is enacted during the lease term, Entity B is required to remove the underground storage tanks at the end of the lease.

Entity B would have to consider the facts and circumstances to determine whether to account for the estimated costs of removal of the underground storage tanks as a lease payment or variable lease payment. We believe, if the enactment of a law requiring removal of the underground storage tanks during the lease term was judged to be probable at inception of the lease, the removal costs would be included in the lease payments and accounted for under the general provisions for accounting for leases under ASC 842. However, if the enactment of such a law was not judged to be probable at lease commencement, the estimated removal costs would be accounted for as a variable lease payment. If a legal requirement to remove the underground storage tanks was enacted during the lease term or it was determined that the enactment of such law was probable, Entity B would accrue the estimated costs of removal.

As noted above, an obligation to return an underlying asset (i.e., the leased asset) to its original condition (if it has been modified by the lessee by the installation of leasehold improvements) is an ARO that should be accounted for under ASC 410-20. In certain cases, settlement of the obligation may be planned prior to the end of the lease term. However, a plan to voluntarily settle an ARO obligation prior to the end of the lease term does not affect the requirement to record an ARO liability when leasehold improvements are made.

Illustration 2-11 Settlement of ARO prior to the end of the lease term

A retailer signs a 10-year lease for space in a shopping mall. The lease terms include a requirement for the lessee to return the space to its original condition at the end of the lease. At commencement of the lease, the retailer modifies the space by constructing various leasehold improvements (e.g., merchandise displays, shelving to stock merchandise, flooring, checkout counters). The retailer estimates that the useful life of the improvements is five years, at which time they will all be replaced.

The obligating event to remove these leasehold improvements occurs when they are made, regardless of whether settlement is planned at the end of the lease term or at an earlier point in time. The asset retirement cost should be amortized over the five-year estimated useful life of the improvements, and the obligation should be accreted using the credit-adjusted risk-free rate over the same five-year term. If the retailer replaces the original leasehold improvements after five years, a settlement of the original ARO obligation should be recognized, and a new ARO obligation should be recorded related to any newly constructed leasehold improvements.

Accounting for an ARO after the adoption of ASC 842, *Leases*

Entities often plan to use leased equipment to perform asset retirement activities. If this is the case, the estimate of the gross cash flows to satisfy the ARO liability includes anticipated lease costs for equipment the entity plans to lease to perform asset retirement activities in the future. Therefore, the cost assumptions used to measure the fair value of the ARO asset and liability will include all anticipated lease costs and costs relating to the non-lease components of contracts the entity expects to enter into to perform the asset retirement activities. Lease costs include lease payments as defined by ASC 842 and other payments associated with the lease component of the contract such as variable payments that are not dependent on an index or a rate.

Under ASC 842, a lessee is generally required to recognize a lease liability and a right-of-use asset for leased assets, including leased assets that are used in asset retirement activities, on the lease commencement date (i.e., the date the underlying asset is available for use by the lessee and not the date on which the ARO is recognized). This lease liability is recognized separately from any ARO liability even though the entity may have included an estimate of the lease costs in its measurement of the ARO (consistent with accounting for other obligations also included in the estimate of the ARO, such as employee payroll costs). That is, the entity recognizes one obligation to retire long-lived asset(s) in accordance with ASC 410-20⁴ and at the lease commencement date, a separate obligation to the lessor of the leased equipment in accordance with ASC 842. This is not a “double counting” of the lease obligation but instead reflects two separate obligations to different parties (i.e., an obligation associated with the retirement of a long-lived asset and a separate lease obligation).

AROs are generally settled in the periods the asset retirement activities are performed. As noted above, recognition of an ARO liability and the lease obligation are separately recognized obligations. Therefore, the recording of the lease liability doesn’t change the existence of the ARO. However, an entity should revise its estimates of lease costs used in measuring the ARO whenever indicators suggest that the assumptions regarding the future lease costs have changed, including at the inception date of a lease contract for equipment that will be used to perform the asset retirement activities (i.e., when the terms of the lease arrangement are known).⁵

In the periods that a lessee uses a leased asset for asset retirement activities, lease costs (i.e., operating lease expense or amortization expense associated with the lease of a finance lease) recognized in accordance with ASC 842 are recorded as a reduction to the ARO liability, rather than as lease expense. Refer to section 4, *Lessee accounting*, for a further discussion of lease accounting.

The ASC 842 lessee disclosure requirements also apply once the lease has been entered into, even though the lessee will recognize lease costs as a reduction of the ARO. Therefore, entities will need to track total lease costs, including amounts that relate to asset retirement activities.

The graphic below illustrates both the accounting at key points in time and the periodic accounting journal entries an entity would make when using a leased asset to perform asset retirement activities and assumes the lease commencement date occurs after the end of the useful life of the asset being retired.

⁴ ASC 410-20 does not apply to obligations of a lessee associated with leased property as defined by ASC 842 (e.g., owned land, buildings, equipment, leasehold improvements).

⁵ Refer to section 5.2 and Appendix A Example 2 of our FRD, *Asset retirement obligations*, for a discussion of the settlement of an ARO obligation involving a change in estimated cash flows and example journal entries.

Key points in time

ARO incurred

- ▶ Recognize ARO asset and liability

Decommissioning work begins; lease commences

- ▶ ARO asset has been fully depreciated
- ▶ ARO liability recognized based on accretion to date and any changes in estimated cash flows
- ▶ Separately recognize ROU asset and lease liability at lease commencement date

Periodic journal entries

Accounting before the decommissioning period

- ▶ Recognize accretion expense associated with the ARO liability
- ▶ Record ARO asset depreciation expense over the asset's useful life
- ▶ Reevaluate and remeasure ARO in accordance with ARO guidance, whenever assumptions change significantly

Accounting during the decommissioning period

- ▶ Subsequently measure lease liability and ROU asset in accordance with ASC 842 following lease commencement date
- ▶ Reduce ARO liability by lease costs (i.e., operating lease expense or amortization expense associated with a finance lease) recognized in each period
- ▶ Recognize accretion expense associated with the ARO liability
- ▶ Reduce ARO liability for other amounts used to settle the obligation
- ▶ Recognize any gain or loss on settlement, as required by ASC 410-20

The requirements of ASC 410-20 do not apply to obligations of a lessee that meet the definition of either lease payments or variable lease payments in connection with leased property, whether imposed by a lease agreement or by a party other than the lessor.

The following illustration shows the accounting considerations for an entity that leases equipment used in asset retirement activities. While the illustration shows the considerations for an operating lease, the principles of this example would also apply to finance leases.

Illustration 2-12 Using a leased asset for decommissioning activities

Assume that an upstream oil and gas entity (Upstream Co.) begins production on an oil field with an expected producing life of 10 years, followed by a three-year period of rehabilitation and decommissioning of the field that Upstream Co. is legally obligated to perform. Also, assume the following:

- ▶ The production activities involve the use of land not in the scope of ASC 842 (i.e., ASC 842 does not apply to leases to explore for or use non-regenerative resources).
- ▶ On the date production begins, Upstream Co. estimates and records an ARO liability.¹
- ▶ At the end of the 10-year field life, the reserves are fully depleted.²
- ▶ The ARO liability estimate includes expected payments of \$21 million to a third-party lessor that Upstream expects to make to lease a specialized drilling rig it plans to use in the asset retirement activities.

- ▶ At the end of year 10, Upstream Co. enters into a three-year lease, classified as an operating lease, with the third-party supplier for the right to use the specialized drilling rig exclusively in the decommissioning process. For simplicity:
 - ▶ The terms of the lease are consistent with the assumptions used to measure the ARO liability.
 - ▶ The lease requires Upstream Co. to make a single lease payment of \$21 million at the end of the three-year term, and there are no variable lease payments, meaning annual lease cost is \$7 million.
 - ▶ Upstream Co. incurred no initial direct costs in connection with the lease and concludes the lease is an operating lease.
 - ▶ Annual accretion of the lease liability will be \$1 million per year.
- ▶ Upstream Co. recognizes a lease liability at the lease commencement date of \$18 million.³

Analysis: The journal entries below illustrate select accounting implications of this fact pattern. Refer to Appendix A Example 1 of our FRD, *Asset retirement obligations*, for an example of the applicable ARO journal entries and section 4 of our FRD, *Lease accounting*, for a discussion of lessee accounting.

At the lease commencement date, Upstream Co. recognizes the right-of-use asset and lease liability:

Right-of-use asset	\$ 18,000,000	
Lease liability		\$ 18,000,000

To initially recognize the right-of-use asset and lease liability.

The following journal entries, among others, would be recorded in the first year of decommissioning:

Lease expense	\$ 7,000,000	
Right-of-use asset		\$ 6,000,000
Lease liability		\$ 1,000,000

To recognize the lease cost of \$7 million (\$21 million over the three-year operating lease term, on a straight-line basis) for the use of the leased asset and to adjust the lease liability to the present value of the remaining lease payments.

ARO liability	\$ 7,000,000	
Lease expense		\$ 7,000,000

To reclassify lease expense to the ARO liability due to the use of the leased asset for retirement activities.

¹ Refer to Appendix A Example 1 of our FRD, *Asset retirement obligations*, for an example of the initial measurement of an ARO using the expected cash flow approach and subsequent measurements assuming there are no changes in the expected cash flows.

² This liability will be accreted until settlement of the obligation (these subsequent accretion entries are not included for purposes of this illustration).

³ Refer to section 4.2.4 of our FRD, *Lease accounting – Accounting Standards Codification 842, Leases*, for an example of lease accounting journal entries for an operating lease.

See our FRD, [Asset retirement obligations](#), for further discussion on the accounting for asset retirement obligations, including further discussion regarding the effect of applying the provisions of ASC 820, *Fair Value Measurement*, to the measurement of asset retirement obligations.

2.4.9

Tax indemnifications in lease agreements

Excerpt from Accounting Standards Codification**Leases – Overall***Implementation Guidance and Illustrations***842-10-55-38**

Some leases contain indemnification clauses that indemnify lessors on an after-tax basis for certain tax benefits that the lessor may lose if a change in the tax law precludes realization of those tax benefits. Although the indemnification payments may appear to meet the definition of variable lease payments, those payments are not of the nature normally expected to arise under variable lease payment provisions.

842-10-55-39

Because of the close association of the indemnification payments to specific aspects of the tax law, any payments should be accounted for in a manner that recognizes the tax law association. The lease classification should not be changed.

842-10-55-40

Paragraph 842-30-55-16 discusses a lessor's accounting for guarantee payments received.

Leases – Lessor*Implementation Guidance and Illustrations**Guarantee Payments Received***842-30-55-16**

Indemnification payments related to tax effects other than the investment tax credit should be reflected by the **lessor** in income consistent with the classification of the **lease**. That is, the payments should be accounted for as an adjustment of the lessor's **net investment in the lease** if the lease is a **sales-type lease** or a **direct financing lease** or recognized ratably over the **lease term** if the lease is an **operating lease**.

Indemnities for changes in tax laws

Some leases contain indemnification clauses that indemnify lessors, on an after-tax basis, for certain tax benefits a lessor may lose because of a change in tax law. Although the indemnification payments may appear to meet the definition of variable lease payments, such payments are not of the nature normally expected to arise under variable lease payment provisions. Further, due to the close association of the payments to specific aspects of the tax law, the payments should be accounted for in a manner that recognizes the tax law association. The lease classification should not be changed.

Lessors

Indemnification payments received by lessors should be reflected in income consistent with the classification of the lease. That is, the payments should be accounted for as an adjustment to the lessor's net investment in the lease if a direct financing or sales-type lease or recognized ratably over the lease term if an operating lease. The lease classification is not affected by indemnification clauses or indemnification payments received by the lessor.

Lessees

A lessee's indemnification of the lessor for any adverse tax consequences that may arise from a change in the tax laws is generally subject to the provisions for guarantees under ASC 460. These types of indemnifications are not considered to be guarantees of the lessee's own future performance because only a legislative body can change the tax laws, and the lessee therefore has no control over whether payments will be required under that indemnification. In addition, while ASC 460-10-15-7(c) provides a scope exception for contracts that have the characteristics of a guarantee or indemnification, but are accounted for as variable lease payments, because ASC 842-10-55-38 indicates that indemnification payments should not be accounted for as variable lease payments, the scope exception does not apply. Therefore, to the extent a general indemnity requires additional payments to the lessor due to adverse changes in the tax law, regulations or ruling, the indemnification would generally be subject to ASC 460.

Illustration 2-13 Accounting for indemnity for changes in tax laws

Assume a lessor in an operating lease is a foreign entity that is not subject to tax withholding requirements and the lessor requires the lessee to indemnify the lessor for any future change in the tax law, which would require the lessee to withhold income taxes from payments to the lessor. This may occur if the lessor's taxing authority enters into or modifies its tax treaty with the US. The effect of this indemnification would be to increase the lessee's payments for the leased property for the required withholding tax (which would be remitted directly to the IRS).

Analysis: This arrangement meets the criteria of ASC 460-10-15-4(c), and therefore, the indemnity is subject to the recognition and measurement provisions of ASC 460. Therefore, the lessee should record a liability for the guarantee based on its fair value, and the related expense should be recognized over the operating lease term.

As noted above, tax indemnities do not affect the lease classification. That is, the fair value of the guarantee and the related expense should not be included in the lease classification test per ASC 842-10-25-3(b)(1) (refer to section 3.2, *Criteria for lease classification – lessors*).

General indemnity for increase in taxes

Many leases include a general indemnification that the lessee will directly pay (or reimburse the lessor) either the entire amount due or a pro rata share of any increases in all sales, use or property taxes. As noted in section 1.4.2.1, *Executory costs*, the payment of taxes by a lessee is not considered a separate (i.e., non-lease) component of a contract. Entities should evaluate whether lease payments made for taxes are fixed (or in-substance fixed) lease payments or variable lease payments (refer to section 2.4, *Lease payments*). These types of arrangements are generally not viewed as indemnifications under ASC 460.

Indemnities for adverse tax consequences that result from actions of the lessee

Many leases require the lessee to indemnify the lessor for any adverse tax consequences that may arise from acts, omissions and misrepresentations of the lessee. These types of indemnifications are generally related to the anticipated use of the underlying asset and level of taxation (or deductibility) related to that intended use. We believe these indemnities would be outside the scope of ASC 460 as they represent a guarantee of an entity's own performance.

2.4.10 Amounts not included in lease payments

Excerpt from Accounting Standards Codification

Leases – Overall

Initial Measurement

842-10-30-6

Lease payments do not include any of the following:

- a. Variable lease payments other than those in paragraph 842-10-30-5(b)
- b. Any guarantee by the lessee of the lessor's debt
- c. Amounts allocated to nonlease components in accordance with paragraphs 842-10-15-33 through 15-42.

Variable lease payments that do not depend on an index or rate

Variable lease payments that do not depend on an index or rate, such as those based on performance (e.g., a percentage of sales) or usage of the underlying asset (e.g., the number of hours flown, the number of units produced), are not included as lease payments. Entities should carefully evaluate the provisions of variable lease payments so that the payments are not in-substance fixed payments (refer to section 2.4.1.1, *In-substance fixed lease payments*). Lessees are required to remeasure lease payments when a contingency is resolved that results in some or all of the lease payments that were previously determined to be variable meeting the definition of lease payments (refer to section 2.4.11, *Subsequent remeasurement of lease payments*).

A lessee's guarantee of a lessor's debt

Lease payments do not include any guarantee by the lessee of the lessor's debt (which is generally accounted for under ASC 460, *Guarantees*). However, we believe if the lessor's debt is recourse only to the leased asset either because the debt is non-recourse or the lessor has no significant assets other than the property under lease, a guarantee by the lessee of the lessor's debt is tantamount to guaranteeing the underlying asset's residual value. The same would be true for a non-recourse loan made by the lessee to the lessor. Accordingly, the probable shortfall between the outstanding debt balance and the value of the residual asset at the end of the lease term should be included in lease payments. In addition, the presence of a lessee's guarantee of the lessor's debt may affect the evaluation of both lease term and lease payments (e.g., the evaluation of whether a purchase option is reasonably certain to be exercised).

While "any guarantee by the lessee of the lessor's debt" is excluded from lease payments, a guarantee of a lessor's debt would still need to be accounted for under ASC 460, *Guarantees*.

Amounts allocated to non-lease components

Lease payments do not include payments allocated to the non-lease components of a contract. However, lease payments include amounts that would otherwise be allocable to the non-lease components of a contract when the lessee makes an accounting policy election to account for the lease and non-lease components as a single lease component (this election is not available to lessors). Refer to sections 1.4.3.2, *Allocating the consideration in the contract – lessees*, and 1.4.4.2, *Allocating the consideration in the contract – lessors*, for lessees and lessors, respectively.

2.4.11

Subsequent remeasurement of lease payments

2.4.11.1

Subsequent remeasurement of lease payments – lessees

Excerpt from Accounting Standards Codification**Leases – Overall***Subsequent Measurement***842-10-35-4**

A lessee shall remeasure the **lease payments** if any of the following occur:

- a. The **lease** is modified, and that modification is not accounted for as a separate **contract** in accordance with paragraph 842-10-25-8.
- b. A contingency upon which some or all of the **variable lease payments** that will be paid over the remainder of the **lease term** are based is resolved such that those payments now meet the definition of lease payments. For example, an event occurs that results in variable lease payments that were linked to the performance or use of the **underlying asset** becoming fixed payments for the remainder of the lease term. However, a change in a reference index or a rate upon which some or all of the variable lease payments in the contract are based does not constitute the resolution of a contingency subject to (b) (see paragraph 842-10-35-5 for guidance on the remeasurement of variable lease payments that depend on an index or a rate).
- c. There is a change in any of the following:
 1. The lease term, as described in paragraph 842-10-35-1. A lessee shall determine the revised lease payments on the basis of the revised lease term.
 2. The assessment of whether the lessee is reasonably certain to exercise or not to exercise an option to purchase the underlying asset, as described in paragraph 842-10-35-1. A lessee shall determine the revised lease payments to reflect the change in the assessment of the purchase option.
 3. Amounts **probable** of being owed by the lessee under **residual value guarantees**. A lessee shall determine the revised lease payments to reflect the change in amounts probable of being owed by the lessee under residual value guarantees.

842-10-35-5

When one or more of the events described in paragraph 842-10-35-4(a) or (c) occur or when a contingency unrelated to a change in a reference index or rate under paragraph 842-10-35-4(b) is resolved, variable lease payments that depend on an index or a rate shall be remeasured using the index or rate as of the date the remeasurement is required.

ASC 842 requires lessees to remeasure lease payments when there is a lease modification (i.e., a change to the terms and conditions of the contract that results in a change in the scope of or the consideration for the lease) that is not accounted for as a separate contract. Refer to the section 4.6, *Lease modifications*.

Lessees are also required to remeasure lease payments if any of the following occur:

Title	Description of Remeasurement Event	Reference
Resolution of contingency fixing previously variable lease payments	A resolution of a contingency that results in some or all of the lease payments that were previously determined to be variable meeting the definition of lease payments (e.g., an event occurs that results in variable lease payments that were linked to the performance or use of the underlying asset becoming fixed payments for the remainder of the lease term) This provision does not apply to variable payments based on an index or rate	2.4.1, <i>Fixed (including in-substance fixed) lease payments and lease incentives</i> 2.4.2, <i>Variable payments that depend on an index or rate</i>
Lease term	A change in the lease term	2.3.1, <i>Lease term</i>
Exercise of options	A change in the assessment of whether the lessee is reasonably certain to exercise an option to purchase the underlying asset	2.3.2, <i>Purchase options</i>
Residual value guarantee	A change in the amounts it is probable that the lessee will owe under residual value guarantees	2.4.6, <i>Amounts it is probable that a lessee will owe under residual value guarantees – lessees only</i>

When lease payments are remeasured for any of the reasons discussed above, lessees will also remeasure variable lease payments that depend on an index or rate using the index or rate at the remeasurement date and remeasure and reallocate the remaining consideration in the contract (refer to section 1.4.3.2, *Allocating the consideration in the contract – lessees*).

Lessees remeasure the lease liability upon a remeasurement event, with a corresponding adjustment to the right-of-use asset. However, if the right-of-use asset is reduced to zero, a lessee would recognize any remaining amount in profit or loss. Refer to section 4.5, *Remeasurement of lease liabilities and right-of-use assets – operating and finance leases*.

Refer to section 3.5.1, *Summary of lease reassessment and remeasurement requirements*.

2.4.11.2

Subsequent remeasurement of lease payments – lessors

Excerpt from Accounting Standards Codification

Leases – Overall

Subsequent Measurement

842-10-35-6

A **lessor** shall not remeasure the lease payments unless the lease is modified and that modification is not accounted for as a separate contract in accordance with paragraph 842-10-25-8.

Lessors remeasure the lease payments only upon a modification (i.e., a change to the terms and conditions of the contract that results in a change in the scope of or the consideration for the lease) that is not accounted for as a separate contract. Refer to section 5.6, *Lease modifications*.

Refer to section 3.5.1, *Summary of lease reassessment and remeasurement requirements*.

2.5

Discount rates

Excerpt from Accounting Standards Codification**Master Glossary*****Discount Rate for the Lease***

For a **lessee**, the discount rate for the **lease** is the **rate implicit in the lease** unless that rate cannot be readily determined. In that case, the lessee is required to use its **incremental borrowing rate**.

For a **lessor**, the discount rate for the lease is the rate implicit in the lease.

Rate Implicit in the Lease

The rate of interest that, at a given date, causes the aggregate present value of (a) the **lease payments** and (b) the amount that a **lessor** expects to derive from the **underlying asset** following the end of the **lease term** to equal the sum of (1) the **fair value** of the underlying asset minus any related investment tax credit retained and expected to be realized by the lessor and (2) any deferred **initial direct costs** of the lessor. However, if the rate determined in accordance with the preceding sentence is less than zero, a rate implicit in the lease of zero shall be used.

Incremental Borrowing Rate

The rate of interest that a **lessee** would have to pay to borrow on a collateralized basis over a similar term an amount equal to the **lease payments** in a similar economic environment.

Leases – Lessee***Initial Measurement*****842-20-30-2**

The **discount rate for the lease** initially used to determine the present value of the **lease payments** for a **lessee** is calculated on the basis of information available at the **commencement date**.

842-20-30-3

A lessee should use the **rate implicit in the lease** whenever that rate is readily determinable. If the rate implicit in the lease is not readily determinable, a lessee uses its **incremental borrowing rate**. A lessee that is not a public business entity is permitted to use a risk-free discount rate for the lease, determined using a period comparable with that of the **lease term**, as an accounting policy election for all leases.

Leases – Overall***Recognition*****842-10-25-4**

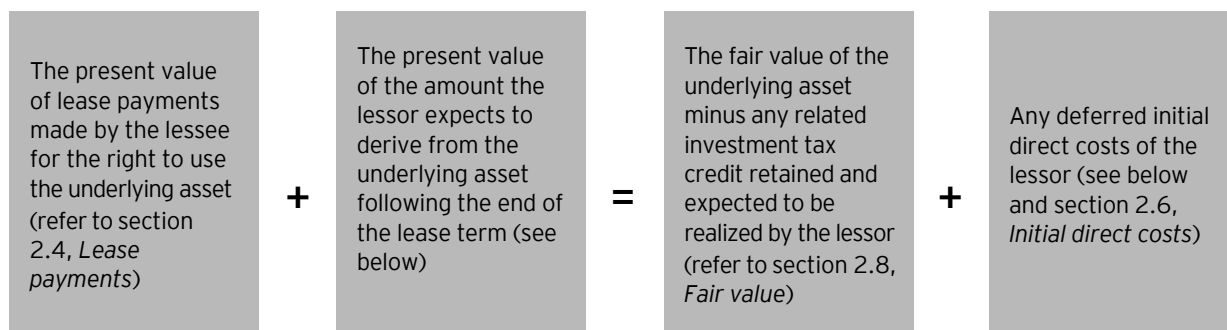
A lessor shall assess the criteria in paragraphs 842-10-25-2(d) and 842-10-25-3(b)(1) using the **rate implicit in the lease**. For purposes of assessing the criterion in paragraph 842-10-25-2(d), a lessor shall assume that no **initial direct costs** will be deferred if, at the commencement date, the fair value of the underlying asset is different from its carrying amount.

Discount rates are used to determine the present value of the lease payments, determine lease classification (refer to section 3.3, *Discount rates used to determine lease classification*) and to measure a lessor's net investment in the lease for sales-type and direct financing leases and a lessee's lease liability.

For a lessee, the discount rate for the lease is the "rate implicit in the lease" and, if that rate cannot be readily determined, its incremental borrowing rate. For a lessor, the discount rate for the lease is the rate implicit in the lease. The rate implicit in the lease is defined in a manner similar to the definition in ASC 840 and reflects the nature and specific terms of the lease. The discount rate should not be less than zero.

2.5.1 Discount rate – lessors (updated March 2019)

Lessors use the rate implicit in the lease that causes the following:



The amount the lessor expects to derive from the underlying asset

For purposes of determining the present value of the amount the lessor expects to derive from the underlying asset at the end of the lease, inflation generally is not considered. The estimated fair value of the underlying asset at the end of the lease is based on prices and market conditions that exist at the commencement of the lease. Therefore, we believe the amount used to determine the rate implicit in the lease would not exceed the fair value at lease commencement.

Initial direct costs – classification

The following table summarizes the discount rates used to determine lease classification by lessors.

	At lease commencement, the fair value of the underlying asset does not equal its carrying value	At lease commencement, the fair value of the underlying asset is equal to its carrying value
Sales-type lease classification test (as described in ASC 842-10-25-2(d))	Rate implicit in the lease, assuming that no initial direct costs of the lessor will be deferred (i.e., exclude initial direct costs from the calculation of the rate implicit in the lease)	Rate implicit in the lease (including initial direct costs of the lessor in the calculation of the rate)
Direct financing lease classification test (as described in ASC 842-10-25-3(b)(1))	Rate implicit in the lease (including initial direct costs of the lessor in the calculation of the rate)	Rate implicit in the lease (including initial direct costs of the lessor in the calculation of the rate)

When a lessor is performing the sale-type lease classification test, ASC 842-10-25-4 clarifies that the lessor should assume that no initial direct costs will be deferred when determining the rate implicit in the lease if, at lease commencement, the fair value of the asset does not equal its carrying value. That is, a lessor would exclude initial direct costs from the calculation of the rate implicit in the lease if the underlying asset's fair value differs from its carrying value. The direct financing lease classification test described in ASC 842-10-25-3(b)(1) does not include a similar exception. As a result, the calculation of the rate implicit in the lease for purposes of applying the direct financing lease classification test will always include the lessor's initial direct costs.

Initial direct costs – initial recognition and measurement

For purposes of the initial recognition and measurement of a direct financing lease or a sales-type lease, if the fair value of the underlying asset equals its carrying amount at lease commencement, any initial direct costs are deferred and included in the computation of the rate implicit in the lease and, therefore, the net investment in the lease (refer to sections 5.2.1, *Initial recognition and measurement – sales-type leases*, or 5.3.1, *Initial recognition and measurement – direct financing leases*). The rate that was used in

the sales-type lease classification test can differ from the rate used in the direct financing lease classification test and to initially measure the net investment in the lease because of the lease classification guidance above.

Leases with significant variable lease payments

Variable payments that do not depend on an index or rate are not considered lease payments and are excluded from the measurement of a lessor's net investment in the lease. As a result, a lessor's initial measurement of its net investment in certain sales-type or direct financing leases with significant variable payments may be lower than the carrying amount of the underlying asset that is derecognized at lease commencement. In such situations, the rate implicit in the lease, which a lessor will use to discount the lease payments and unguaranteed residual asset when measuring its net investment in a sales-type or direct financing lease, may result in a negative discount rate. However, ASC 842 is clear that the rate implicit in the lease cannot be less than zero, and a lessor that calculates a rate less than zero must use zero as the rate implicit in the lease. Consequently, a lessor may recognize a selling loss at lease commencement for certain sales-type or direct financing leases with significant variable payments. Refer to section 5.1.2, *Leases with significant variable lease payments*, for further discussion.

2.5.2

Discount rate – lessees

Excerpt from Accounting Standards Codification

Leases – Lessee

Initial Measurement

842-20-30-3

A lessee should use the **rate implicit in the lease** whenever that rate is readily determinable. If the rate implicit in the lease is not readily determinable, a lessee uses its **incremental borrowing rate**. A lessee that is not a public business entity is permitted to use a risk-free discount rate for the lease, determined using a period comparable with that of the **lease term**, as an accounting policy election for all leases.

Lessees are required to use the rate implicit in the lease as described above if that rate can be readily determined. The rate implicit in the lease would be considered readily determinable when all of the inputs used to calculate the rate are readily determinable. We believe that lessees often will not know the amount of the lessor's initial direct costs and, therefore, will be unable to determine the rate implicit in the lease. When the lessee cannot readily determine that rate, the lessee uses its incremental borrowing rate. The lessee's incremental borrowing rate is the rate of interest that the lessee would have to pay to borrow on a collateralized basis over a similar term an amount equal to the lease payments in a similar economic environment.

For purposes of determining a lessee's incremental borrowing rate, a collateralized borrowing should also assume the lender can seek recourse through other assets of the lessee borrower. A lessee should start with the general credit of the company and then adjust the rate to reflect the effect of collateral on the incremental borrowing rate. However, the borrowing cannot be over collateralized. The incremental borrowing rate cannot be a risk-free rate, unless the entity is a non-PBE that elects to apply a risk-free rate (refer to further discussion below).

When an entity identifies a borrowing with a "similar term," we believe the entity can either:

- ▶ Evaluate the term relative to the lease term determined at the lease commencement date (i.e., any options not deemed reasonably certain of exercise at lease commencement, such as termination or extension options, would not be considered in the term of the debt). Under this approach, the incremental borrowing rate is not adjusted to consider purchase, renewal or termination options not included in the lease term.

- ▶ Use the same approach as above; however, the incremental borrowing rate is adjusted to reflect the lessee's option to extend or terminate the lease or to purchase the underlying asset not otherwise included in the lease term. This view is consistent with ASC 842-20-35-5's guidance on remeasuring the lease liability (refer to section 4.5, *Remeasurement of lease liabilities and right-of-use assets – operating and finance leases*).

Non-PBE accounting policy election

A lessee that is not a public business entity (PBE) is permitted to make an accounting policy election to use the risk-free rate (e.g., in the US, the rate of a zero coupon US Treasury instrument) for the initial and subsequent measurement of lease liabilities. The risk-free rate is determined using a period comparable with the lease term. If a lessee makes this election, it must apply this policy to all leases and disclose it in the notes to the financial statements. The risk-free rate should not be less than zero.

While using a risk-free rate might reduce complexity for eligible lessees, it would increase the likelihood that the present value of the lease payments and any residual value guaranteed by the lessee would equal or exceed substantially all of the fair value of the leased asset, potentially resulting in the lease being classified as a finance lease. Additionally, the use of a lower rate would increase the initial measurement of a lessee's lease liability and right-of-use asset. This might dissuade some lessees that aren't PBEs from making a policy election to use a risk-free rate.

2.5.2.1 Incremental borrowing rate when the lessee is unable to obtain financing

If the lessee's financial condition is such that third parties generally would be unwilling to provide debt financing, the incremental borrowing rate of the lessee might not be readily determinable. In these rare cases, the lessee should use the interest rate for the lowest grade of debt currently available in the marketplace as its incremental borrowing rate.

2.5.2.2 Subsidiaries' incremental borrowing rate

The FASB indicated in the Basis for Conclusions (BC 201) of ASU 2016-02 that it might be appropriate in some cases for a subsidiary to use its parent's incremental borrowing rate as the discount rate. Determining whether it is appropriate to do so for a subsidiary's lease will depend on the facts and circumstances. For instance, if a subsidiary does not have a separate treasury function and the group's funding is managed centrally at the group level, the lease negotiation may result in the parent entity providing a guarantee of the lease. In this situation, it might be appropriate to use the parent's incremental borrowing rate. In all cases the subsidiary would need to carefully evaluate its relationship with its parent, including any guarantees to support the use of the parent's incremental borrowing rate.

2.5.3 Reassessment of the discount rate

2.5.3.1 Reassessment of the discount rate – lessors

Lessors reassess the discount rate, for purposes of lease classification, upon a modification (i.e., a change to the terms and conditions of the contract that results in a change in the scope of or consideration for the lease) that is not accounted for as a separate contract. The discount rate that is used to account for the modified lease depends on the classification of the lease before and after the lease modification.

Lessors use a revised discount rate to account for the modified lease upon any of the following:

- ▶ A modification (as described above) to an operating lease that is not accounted for as a separate contract, if the modified lease is classified as either a direct financing or a sales-type lease
- ▶ A modification (as described above) to a direct financing lease that is not accounted for as a separate contract, if the modified lease is classified as either a direct financing or a sales-type lease
- ▶ A modification (as described above) to a sales-type lease that is not accounted for as a separate contract, if the modified lease is classified as either a direct financing or a sales-type lease

Refer to section 5.6, *Lease modifications*. Also refer to section 3.5.1, *Summary of lease reassessment and remeasurement requirements*.

2.5.3.2 Reassessment of the discount rate – lessees

Lessees reassess the discount rate upon a change to the lease term or a change in the assessment of whether the lessee is reasonably certain to exercise an option to purchase the underlying asset if the discount rate for the lease liability (e.g., the lessee's incremental borrowing rate) does not already reflect the lessee's option in the lease to extend or terminate the lease or to purchase the underlying asset. That is, in such cases, a change in the discount rate is only required if the lessee had not accounted for the optionality in the contract when determining the discount rate previously. The reassessment is based on the remaining lease term and lease payments.

Lessees are also required to reassess the discount rate upon a modification (i.e., a change to the terms and conditions of the contract that results in a change in the scope of or the consideration for the lease) that is not accounted for as a separate contract. Refer to section 4.6, *Lease modifications*.

If a reassessment of the discount rate results in a change to the discount rate, lessees should remeasure the lease liability using the revised discount rate at the reassessment date and adjust the right-of-use asset. However, if the right-of-use asset is reduced to zero, a lessee should recognize any remaining amount in profit or loss.

Refer to section 3.5.1, *Summary of lease reassessment and remeasurement requirements*.

2.6 Initial direct costs

Excerpt from Accounting Standards Codification

Master Glossary

Initial Direct Costs

Incremental costs of a lease that would not have been incurred if the lease had not been obtained.

Leases – Overall

Initial Measurement

842-10-30-9

Initial direct costs for a lessee or a lessor may include, for example, either of the following:

- a. Commissions
- b. Payments made to an existing tenant to incentivize that tenant to terminate its lease.

842-10-30-10

Costs to negotiate or arrange a lease that would have been incurred regardless of whether the lease was obtained, such as fixed employee salaries, are not initial direct costs. The following items are examples of costs that are not initial direct costs:

- a. General overheads, including, for example, depreciation, occupancy and equipment costs, unsuccessful origination efforts, and idle time
- b. Costs related to activities performed by the lessor for advertising, soliciting potential lessees, servicing existing leases, or other ancillary activities
- c. Costs related to activities that occur before the lease is obtained, such as costs of obtaining tax or legal advice, negotiating lease terms and conditions, or evaluating a prospective lessee's financial condition.

Under ASC 842, initial direct costs are incremental costs that would not have been incurred if the lease had not been obtained (e.g., commissions, payments made to an existing tenant to incentivize that tenant to terminate its lease). Lessees and lessors apply the same definition of initial direct costs. ASC 842's guidance on initial direct costs is consistent with the concept of incremental costs of obtaining a contract in the new revenue recognition standard.

ASC 842-10-15-33 requires lessees to allocate initial direct costs to the separate lease components of a contract on the same basis as the lease payments (i.e., on a relative standalone price basis). Refer to section 1.4.3.2, *Allocating the consideration in the contract – lessees*.

ASC 842-10-15-38 also requires lessors to allocate any capitalized costs (e.g., initial direct costs, contract costs that are capitalizable in accordance with ASC 340-40, *Other Assets and Deferred Costs – Contracts with Customers*) to the separate lease and non-lease components to which the costs relate. Refer to section 1.4.4.2, *Allocating the consideration in the contract – lessors*.

The following table summarizes how lessees and lessors account for initial direct costs (i.e., incremental costs of a lease that would not have been incurred if the lease had not been obtained) that are capitalized at the date the lease is obtained (which may be before lease commencement) and allocate them to the lease components of the contract.

	Lease classification	Accounting for capitalized initial direct costs (IDCs)
Lessees	Operating lease	Include IDCs in the initial and subsequent measurement of the right-of-use asset (refer to section 4.2.1.2, <i>Initial measurement of right-of-use assets – operating leases</i> , or 4.3.1.2, <i>Initial measurement of right-of-use assets – finance leases</i> , and section 4.2.2.2, <i>Subsequent measurement of right-of-use assets – operating leases</i> , or 4.3.2.2, <i>Subsequent measurement of right-of-use assets – finance leases</i>).
	Finance lease	
Lessors*	Sales-type lease if the fair value of the underlying asset is different from its carrying amount at lease commencement	Expense IDCs at lease commencement. Refer to section 5.2.1, <i>Initial recognition and measurement – sales-type leases</i> .
	Sales-type lease if the fair value equals the carrying value of the underlying asset at lease commencement	Include IDCs in the initial and subsequent measurement of the net investment in the lease (refer to sections 5.2.1, <i>Initial recognition and measurement – sales-type leases</i> , and 5.3.1, <i>Initial recognition and measurement – direct financing leases</i>).
	Direct financing lease	
	Operating lease	Recognize IDCs as an expense over the lease term on the same basis as lease income. Refer to section 5.4, <i>Operating leases</i> .

* As discussed in section 2.5.1, *Discount rate – lessors*, for purposes of performing the sales-type lease classification test only, a lessor assumes that no initial direct costs will be deferred (i.e., initial direct costs are excluded from the calculation of the rate implicit in the lease) if, at the commencement date, the fair value of the underlying asset is different from its carrying amount. Refer to section 3.3, *Discount rates used to determine lease classification*, for further discussion. In certain circumstances, for lessors that are not manufacturers or dealers, the fair value of the underlying asset is their cost, less any volume or trade discounts. Refer to section 2.8, *Fair value*, for further discussion.

ASC 842 includes the following example of the accounting for initial direct costs.

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

842-10-55-240

Lessee and Lessor enter into an operating lease. The following costs are incurred in connection with the lease:

Travel costs related to lease proposal	\$ 7,000
External legal fees	22,000
Allocation of employee costs for time negotiating lease terms and conditions	6,000
Commissions to brokers	<u>10,000</u>
Total costs incurred by Lessor	<u>\$ 45,000</u>
External legal fees	\$ 15,000
Allocation of employee costs for time negotiating leases terms and conditions	7,000
Payments made to existing tenant to obtain the lease	<u>20,000</u>
Total costs incurred by Lessee	<u>\$ 42,000</u>

842-10-55-241

Lessor capitalizes initial direct costs of \$10,000, which it recognizes ratably over the lease term, consistent with its recognition of lease income. The \$10,000 in broker commissions is an initial direct cost because that cost was incurred only as a direct result of obtaining the lease (that is, only as a direct result of the lease being executed). None of the other costs incurred by Lessor meet the definition of initial direct costs because they would have been incurred even if the lease had not been executed. For example, the employee salaries are paid regardless of whether the lease is obtained, and Lessor would be required to pay its attorneys for negotiating and drafting the lease even if Lessee did not execute the lease.

842-10-55-242

Lessee includes \$20,000 of initial direct costs in the initial measurement of the right-of-use asset. Lessee amortizes those costs ratably over the lease term as part of its total lease cost. Throughout the lease term, any unamortized amounts from the original \$20,000 are included in the measurement of the right-of-use asset. The \$20,000 payment to the existing tenant is an initial direct cost because that cost is only incurred upon obtaining the lease; it would not have been owed if the lease had not been executed. None of the other costs incurred by Lessee meet the definition of initial direct costs because they would have been incurred even if the lease had not been executed (for example, the employee salaries are paid regardless of whether the lease is obtained, and Lessee would be required to pay its attorneys for negotiating and drafting the lease even if the lease was not executed).

2.6.1

Initial direct costs in a lease modification

Excerpt from Accounting Standards Codification

Leases – Overall

Recognition

842-10-25-10

An entity shall account for **initial direct costs**, lease incentives, and any other payments made to or by the entity in connection with a modification to a lease in the same manner as those items would be accounted for in connection with a new lease.

Lessees and lessors account for costs incurred in a lease modification (i.e., a change to the terms and conditions of the contract that results in a change in the scope of or the consideration for the lease) that meet the definition of initial direct costs in the same manner as those items are accounted for in connection with a new lease.

A lessee's initial direct costs in a lease modification are included in the measurement of the new right-of-use asset (i.e., for a modification that is accounted for as a separate contract) or the adjustment to the right-of-use asset (i.e., for a modification that is not accounted for as a separate contract).

A lessor accounts for initial direct costs in a lease modification based on the classification of the new lease as follows:

- ▶ For sales-type leases if, at the commencement date, the fair value of the underlying asset is different from its carrying amount, expense initial direct costs allocated to the lease component on the effective date of the modification
- ▶ For sales-type leases if, at the commencement date, the fair value of the underlying asset equals its carrying amount, and direct financing leases, initial direct costs allocated to the lease component are included in the measurement of the new net investment in the lease (i.e., for a modification that is accounted for as a separate contract) or the adjustment to the net investment in the lease (i.e., for a modification that is not accounted for as a separate contract)
- ▶ For operating leases, capitalize and expense initial direct costs allocated to the lease component over the lease term on the same basis as lease income for those costs allocated to the lease component

Refer to sections 2.6, *Initial direct costs*; 2.8, *Fair value*; 4.6, *Lease modifications*; and 5.6, *Lease modifications*.

2.7

Economic life

Excerpt from Accounting Standards Codification

Master Glossary

Economic Life

Either the period over which an asset is expected to be economically usable by one or more users or the number of production or similar units expected to be obtained from an asset by one or more users.

ASC 842 defines the economic life of an asset as either:

- ▶ The period over which an asset is expected to be economically usable by one or more users
- ▶ The number of production or similar units expected to be obtained from the asset by one or more users

This definition of economic life, while not the same as the definition in ASC 840, is not expected to significantly change economic life estimates.

We believe that "economically usable" means that the asset is or is expected to be viable from an economic perspective. In addition, we believe that "one or more users" means the existing lessee plus any successor lessees or owners.

2.8

Fair value (updated March 2019)**Excerpt from Accounting Standards Codification****Master Glossary*****Fair Value (second definition)***

The price that would be received to sell an asset or paid to transfer a liability in an **orderly transaction** between **market participants** at the measurement date.

Orderly Transaction

A transaction that assumes exposure to the market for a period before the measurement date to allow for marketing activities that are usual and customary for transactions involving such assets or liabilities; it is not a forced transaction (for example, a forced liquidation or distress sale).

Market Participants

Buyers and sellers in the principal (or most advantageous) market for the asset or liability that have all of the following characteristics:

- a. They are independent of each other, that is, they are not **related parties**, although the price in a related-party transaction may be used as an input to a fair value measurement if the reporting entity has evidence that the transaction was entered into at market terms
- b. They are knowledgeable, having a reasonable understanding about the asset or liability and the transaction using all available information, including information that might be obtained through due diligence efforts that are usual and customary
- c. They are able to enter into a transaction for the asset or liability
- d. They are willing to enter into a transaction for the asset or liability, that is, they are motivated but not forced or otherwise compelled to do so.

Leases – Lessor***Implementation Guidance and Illustrations******842-30-55-17A***

Notwithstanding the definition of **fair value**, if a lessor is not a manufacturer or a dealer, the fair value of the **underlying asset** at lease commencement is its cost, reflecting any volume or trade discounts that may apply. However, if there has been a significant lapse of time between the acquisition of the underlying asset and lease commencement, the definition of fair value shall be applied.

Lessees and lessors determine the fair value of the underlying asset in a lease arrangement for purposes of lease classification and measurement under ASC 842 using the definition of fair value in ASC 820. That is, the fair value of the underlying asset in a lease arrangement is the price that would be received to sell the asset in an orderly transaction between market participants at the measurement date. ASC 820 provides a framework for measuring fair value and requires certain disclosures.

Fair value exception for lessors that are not manufacturers or dealers

Prior to issuing ASU 2019-01, ASC 842 required lessors to determine the fair value of the underlying asset in a lease arrangement for purposes of lease classification and measurement using the definition of fair value in ASC 820. Certain lessors that are not manufacturers or dealers raised concerns that applying the fair value guidance in ASC 820 would require them to expense acquisition costs (e.g., sales taxes, delivery charges) that they capitalized under ASC 840 only to then “recover” the costs by recognizing

interest income for direct financing leases and sales-type leases. Those lessors had said this treatment would not provide useful information to investors because it did not represent their business model of financing the total cost of the underlying asset for the lessee.

The amendments in ASU 2019-01 added guidance to ASC 842 that is similar to the fair value exception for lessors that are not manufacturers or dealers in ASC 840-10-55-44. The amendments generally apply to financial institutions and captive finance companies.

Under the amendments, these entities calculate the fair value of the underlying asset at lease commencement at their cost, less any volume or trade discounts that may apply, for the purposes of lease classification and measurement. However, if there is a significant amount of time between the acquisition of the underlying asset and lease commencement, a lessor would have to measure the fair value using the guidance in ASC 820. Refer to section 11.2, *Transition*.

While ASC 842 does not specifically prohibit lessees from recognizing a right-of-use asset that exceeds the fair value of the underlying asset, we believe that lessees should challenge the inputs and assumptions used to measure the right-of-use asset if the carrying amount of the right-of-use asset would exceed the fair value of the underlying asset. Inputs and assumptions that could be challenged include the identification of lease and non-lease components, the allocation of consideration in the contract to those components and the discount rate used.

2.9 Variable lease payments

Excerpt from Accounting Standards Codification

Master Glossary

Variable lease payments

Payments made by a **lessee** to a **lessor** for the right to use an **underlying asset** that vary because of changes in facts or circumstances occurring after the **commencement date**, other than the passage of time.

Common examples of variable lease payments include:

- ▶ Payments that depend on a percentage of sales of a lessee
- ▶ Payments that increase based upon an index such as CPI (including payments that depend on market rental rates)

2.9.1 Lessee accounting for variable lease payments

Excerpt from Accounting Standards Codification

Leases – Lessee

Implementation Guidance and Illustrations

842-20-55-1

A **lessee** should recognize costs from **variable lease payments** (in annual periods as well as in interim periods) before the achievement of the specified target that triggers the variable lease payments, provided the achievement of that target is considered **probable**.

842-20-55-2

Variable lease costs recognized in accordance with paragraph 842-20-55-1 should be reversed at such time that it is probable that the specified target will not be met.

Master Glossary

Probable (second definition)

The future event or events are likely to occur.

Some rental agreements provide for fixed lease payments plus variable lease payments based on the lessee's operations. Often, the specified targets are not achieved until the later months of the fiscal year. This may occur despite the fact that achievement of the targets is considered probable at some earlier point in the year. A lessee should recognize costs for variable lease payments (in annual periods as well as in interim periods) before the achievement of the specified target that triggers the variable lease payments if the achievement of that target is considered probable. Previously recognized variable lease expense should be reversed into income if it becomes probable that the specified target will not be met. Probable in this context means the future event or events that will trigger the payment are likely to occur. This is the same threshold of probability that is used in ASC 450, *Contingencies*, with respect to the recognition of liabilities.

Illustration 2-14 Lessee accounting for variable lease payments

A rental agreement requires an additional payment of \$1,000 if machine hours exceed 10,000 hours.

Analysis: The \$1,000 annual payment should be accrued before the achievement of the specified target that triggers the variable lease payments if the achievement of that target, annual machine hours in excess of 10,000 hours, is considered probable.

Refer to sections 4.2.3, *Expense recognition – operating leases*, and 4.3.3, *Expense recognition – finance leases*, for further discussion of recognition of variable lease payments by lessees.

2.9.2

Lessor accounting for variable lease payments

Excerpt from Accounting Standards Codification

Leases – Lessor

Recognition

Sales-Type Leases

842-30-25-2

After the commencement date, a lessor shall recognize all of the following:

- a. Interest income on the net investment in the lease, measured in accordance with paragraph 842-30-35-1(a)
- b. **Variable lease payments** that are not included in the net investment in the lease as income in profit or loss in the period when the changes in facts and circumstances on which the variable lease payments are based occur
- c. Impairment of the net investment in the lease (as described in paragraph 842-30-35-3).

Pending Content:

Transition Date: (P) December 16, 2019; (N) December 16, 2021 | **Transition Guidance:** 326-10-65-1

After the commencement date, a lessor shall recognize all of the following:

- a. Interest income on the net investment in the lease, measured in accordance with paragraph 842-30-35-1(a)
- b. **Variable lease payments** that are not included in the net investment in the lease as income in profit or loss in the period when the changes in facts and circumstances on which the variable lease payments are based occur
- c. Credit losses on the net investment in the lease (as described in paragraph 842-30-35-3).

Direct Financing Leases**842-30-25-9**

After the commencement date, a lessor shall recognize all of the following:

- a. Interest income on the net investment in the lease, measured in accordance with paragraph 842-30-35-1(a)
- b. **Variable lease payments** that are not included in the net investment in the lease as income in profit or loss in the period when the changes in facts and circumstances on which the variable lease payments are based occur
- c. Impairment of the net investment in the lease (as described in paragraph 842-30-35-3).

Pending Content:

Transition Date: (P) December 16, 2019; (N) December 16, 2021 | **Transition Guidance:** 326-10-65-1

After the commencement date, a lessor shall recognize all of the following:

- a. Interest income on the net investment in the lease, measured in accordance with paragraph 842-30-35-1(a)
- b. **Variable lease payments** that are not included in the net investment in the lease as income in profit or loss in the period when the changes in facts and circumstances on which the variable lease payments are based occur
- c. Credit losses on the net investment in the lease (as described in paragraph 842-30-35-3).

Operating Leases**842-30-25-11**

After the commencement date, a lessor shall recognize all of the following:

- a. The **lease payments** as income in profit or loss over the **lease term** on a straight-line basis unless another systematic and rational basis is more representative of the pattern in which benefit is expected to be derived from the use of the **underlying asset**, subject to paragraph 842-30-25-12.
- b. **Variable lease payments** as income in profit or loss in the period in which the changes in facts and circumstances on which the variable lease payments are based occur
- c. Initial direct costs as an expense over the lease term on the same basis as lease income (as described in (a)).

A lessor should recognize income for variable lease payments in the period when changes in facts and circumstances on which the variable lease payments are based occur. This applies to both interim and annual periods and applies regardless of lease classification (i.e., applies to sales-type, direct financing and operating leases). For example, if a lessor receives contingent rent if the lessee's sales exceed \$2,000,000 during the year, the lessor cannot recognize the variable lease payments until sales exceed this amount, regardless of probability. Consequently, it would be inappropriate to anticipate changes in the factors on which variable lease payments are based and recognize rental income prior to the occurrence of the change in factors on which variable lease payments are based. Refer to sections 5.2.2, *Subsequent measurement – sales-type leases*, 5.3.2, *Subsequent measurement – direct financing leases*, and 5.4, *Operating leases*, for further discussion of accounting for variable lease payments by a lessor.

2.9.3 Embedded derivatives in variable lease payments

Derivative versus variable lease payments

Arrangements with variable lease payments may also contain embedded derivatives that must be evaluated pursuant to the “clearly and closely related” criteria of ASC 815-15. If the embedded derivative is not considered to be “clearly and closely related” to the host contract (i.e., the lease agreement), ASC 815-15 requires that the embedded derivative(s) be bifurcated and accounted for separately from the host contract. The following examples illustrate the application of the “clearly and closely related” analysis to variable lease payments:

- ▶ Inflation-indexed rentals (e.g., rentals that vary based on increases in the CPI) are considered to be clearly and closely related and would not be separated from the host contract unless a significant leverage factor is involved (e.g., rent payments escalate at twice the rate of an increase in the CPI).
- ▶ Variable lease payments based on sales volume of the lessee would not result in separation of the variable lease payment-related embedded derivative from the host contract. ASC 815-10-15-59 provides an exception from the application of ASC 815 to non-exchange-traded contracts with an underlying that is a specified volume of sales by one of the parties to the contract.
- ▶ Variable lease payments based on a variable interest rate are generally considered to be clearly and closely related. Consequently, lease contracts that include variable lease payments based on changes in, for example, the prime rate or the LIBOR rate would not typically result in a separation of the variable lease payment-rental-related embedded derivative from the host contract, unless, for example, the rental formula permits a significant leverage factor.

Refer to section 2.4.1.1, *In-substance fixed lease payments*, for a discussion of whether certain payments are lease payments, variable lease payments or derivatives and section 2.9.4, *Embedded foreign currency derivatives in operating leases*, for a discussion of embedded foreign currency derivatives in operating leases. Our FRD, *Derivatives and hedging*, provides additional information and guidance about subsequent accounting for embedded derivatives in lease arrangements that are accounted for separately pursuant to ASC 815-15.

2.9.4 Embedded foreign currency derivatives

Excerpt from Accounting Standards Codification

Derivatives and Hedging – Embedded Derivatives

Scope and Scope Exceptions

815-15-15-5

Unsettled foreign currency transactions, including **financial instruments**, shall not be considered to contain embedded foreign currency derivatives under this Subtopic if the transactions meet all of the following criteria:

- a. They are monetary items.
- b. They have their principal payments, interest payments, or both denominated in a foreign currency.
- c. They are subject to the requirement in Subtopic 830-20 to recognize any foreign currency transaction gain or loss in earnings.

815-15-15-10

An embedded foreign currency derivative shall not be separated from the host contract and considered a derivative instrument under paragraph 815-15-25-1 if all of the following criteria are met:

- a. The host contract is not a financial instrument.
- b. The host contract requires payment(s) denominated in any of the following currencies:
 1. The functional currency of any substantial party to that contract
 2. The currency in which the price of the related good or service that is acquired or delivered is routinely denominated in international commerce (for example, the U.S. dollar for crude oil transactions)
 3. The local currency of any substantial party to the contract
 4. The currency used by a substantial party to the contract as if it were the functional currency because the primary economic environment in which the party operates is highly inflationary (as discussed in paragraph 830-10-45-11).
- c. Other aspects of the embedded foreign currency derivative are clearly and closely related to the host contract.

The evaluation of whether a contract qualifies for the scope exception in this paragraph shall be performed only at inception of the contract.

Finance leases denominated in a nonfunctional currency are governed by the provisions of ASC 830, *Foreign Currency Matters*, and would not be subject to the embedded derivatives provisions of ASC 815-15 as the finance lease liability meets all of the criteria in ASC 815-15-15-5. While operating leases denominated in foreign currencies meet the criteria in ASC 815-15-15-5(a) and (c), it is unclear whether payments on an operating lease could be viewed as principal and interest payments (ASC 815-15-15-5(b)). We believe that, consistent with other monetary items that are remeasured under ASC 830, bifurcation of the foreign currency embedded derivative in an operating lease denominated in a nonfunctional currency would not be required.

2.10 Other matters related to residual value guarantees

2.10.1 Residual value guarantees as derivatives

ASC 842-10-15-43 addresses the interaction between ASC 842 and ASC 815, *Derivatives and Hedging*.

Excerpt from Accounting Standards Codification

Leases – Overall

Scope and Scope Exceptions

842-10-15-43

Paragraph 815-10-15-79 explains that **leases** that are within the scope of this Topic are not derivative instruments subject to Subtopic 815-10 on derivatives and hedging although a derivative instrument embedded in a lease may be subject to the requirements of Section 815-15-25. Paragraph 815-10-15-80 explains that **residual value guarantees** that are subject to the guidance in this Topic are not subject to the guidance in Subtopic 815-10. Paragraph 815-10-15-81 requires that a third-party residual value guarantor consider the guidance in Subtopic 815-10 for all residual value guarantees that it provides to determine whether they are derivative instruments and whether they qualify for any of the scope exceptions in that Subtopic.

Derivatives – Overall***Scope and Scope Exceptions*****815-10-15-80**

Residual value guarantees that are subject to the requirements of Topic 842 on leases are not subject to the requirements of this Subtopic.

815-10-15-81

A third-party residual value guarantor shall consider the guidance in this Subtopic for all residual value guarantees that it provides to determine whether they are derivative instruments and whether they qualify for any of the scope exceptions in this Subtopic. The guarantees described in paragraph 842-10-15-43 for which the exceptions of paragraphs 460-10-15-7(b) and 460-10-25-1(a) do not apply are subject to the initial recognition, initial measurement, and disclosure requirements of Topic 460.

Leases are not considered derivatives and are not subject to the accounting for derivative instruments under ASC 815-10. However, a lease may contain an embedded derivative, which could be subject to the requirements of ASC 815-15-25.

Residual value guarantees that are subject to the requirements of the lease accounting literature are not subject to the requirements for derivative instruments under ASC 815. This “exception” only applies to residual value guarantees within the scope of the leasing literature (ASC 815-10-15-80). A residual value guarantee obtained by a lessor or provided by a lessee at a point in time after the commencement date of the lease (refer to section 2.2, *Commencement date of the lease*) would not be subject to ASC 842 and thus would potentially be subject to derivative accounting under ASC 815 if the guarantee is not in the scope of ASC 460 and met the definition of a derivative (and did not qualify for any of the scope exceptions therein).

2.10.2**Residual value guarantee of deficiency that is attributable to damage, extraordinary wear and tear or excessive usage****Excerpt from Accounting Standards Codification*****Leases – Overall******Implementation Guidance and Illustrations*****842-10-55-34**

A lease provision requiring the lessee to make up a residual value deficiency that is attributable to damage, extraordinary wear and tear, or excessive usage is similar to variable lease payments in that the amount is not determinable at the commencement date. Such a provision does not constitute a lessee guarantee of the residual value.

Lease provisions often require the lessee to make up a residual value deficiency attributed to damage, extraordinary wear and tear, or excessive usage (e.g., excessive mileage on a leased vehicle). These lease provisions do not constitute a guarantee of residual value by the lessee but are similar to variable lease payments in that the amount is not determinable at the commencement date of the lease. Thus, they are not included in lease payments (refer to section 2.4, *Lease payments*) but instead would be accounted for like variable lease payments (refer to section 2.9.1, *Lessee accounting for variable lease payments*, and section 2.9.2, *Lessor accounting for variable lease payments*).

2.10.3 Residual value guarantee of a group of assets – lessees

In certain master lease agreements covering a group of assets, the lessee guarantees the residual value of the group of assets being leased as opposed to the residual value of each individual asset in the group. Although other methods of allocation might be appropriate, allocating the amount it is probable a lessee will owe under the residual value guarantee among all of the leased assets on a pro rata basis in relation to the expected residual value at the end of the lease term of each asset would be appropriate if the lease term is coterminous. For instance, if the amount probable of being owed under a group residual value guarantee is \$180 and the total expected residual values of all of the leased assets as of the end of the master lease term is \$300, the residual value guarantee would be allocated to each asset based on 60% of each leased asset's expected residual value.

2.10.4 Residual value guarantee of a group of assets – lessors

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

842-10-55-9

Lessors may obtain **residual value guarantees** for a portfolio of **underlying assets** for which settlement is not solely based on the residual value of the individual underlying assets. In such cases, the lessor is economically assured of receiving a minimum residual value for a portfolio of assets that are subject to separate **leases** but not for each individual asset. Accordingly, when an asset has a residual value in excess of the “guaranteed” amount, that excess is offset against shortfalls in residual value that exist in other assets in the portfolio.

842-10-55-10

Residual value guarantees of a portfolio of underlying assets preclude a lessor from determining the amount of the guaranteed residual value of any individual underlying asset within the portfolio. Consequently, no such amounts should be considered when evaluating the lease classification criteria in paragraphs 842-10-25-2(d) and 842-10-25-3(b)(1).

In some cases, the residual value insurance may be for a portfolio of assets rather than individual assets within the lease portfolio. Accordingly, when an asset has a residual value below the guaranteed amount, such a deficiency could be offset by assets that have residual values in excess of their guaranteed value. Paragraphs 842-10-55-9 through 55-10 address a lessor's accounting for residual value guarantees for a portfolio of underlying assets and state that residual value guarantees of a portfolio of leased assets preclude a lessor from determining the amount of the guaranteed residual value of any individual leased asset within the portfolio at lease inception, due to the netting of the residual value gains and losses. Therefore, no amounts should be included when evaluating the lease classification criteria. Refer to section 3.2, *Criteria for lease classification – lessors*, for further discussion of consideration of residual value guarantees in evaluating lease classification.

2.10.5 Lessee guarantee of lessor's return

Certain lease agreements include a provision that on early termination of a lease by a lessee, the lessee is required to make payments to the lessor, or a lender to the lessor, to guarantee a stated return on the leased property. Any termination payments that could be required to be made would be considered a termination penalty that would be used to determine the lease term (refer to section 2.3, *Lease term and purchase options*) and might have to be included in lease payments. An obligation to only make up any shortfall on the lessor's return in the event of early termination also would be an early termination penalty that would be used to determine the lease term and might be included in lease payments (under the assumption that the lessee would be responsible for the full shortfall, regardless of the likelihood of that assumption).

2.10.6 Third-party guarantee of lease payments or residual value

Excerpt from Accounting Standards Codification

Guarantees – Overall

Recognition

460-10-25-1

The following types of guarantees are not subject to the recognition provisions of this Subsection:

- e. A guarantee by an original **lessee** that has become secondarily liable under a new **lease** that relieved the original lessee from being the primary obligor (that is, principal debtor) under the original lease, as discussed in paragraph 842-20-40-3. This exception shall not be applied by analogy to other secondary obligations.

For lessors, in addition to lessee guarantees of residual value (primary or secondary), the amount of any guarantee of the residual value or rental payments beyond the lease term (refer to section 2.3, *Lease term and purchase options*) by a third party unrelated to the lessee or lessor is considered when determining the classification of a direct financing lease (i.e., when determining whether the lease is a direct financing lease but not a sales-type lease). As noted in section 2.4.6.1, *Third-party insurance that guarantees the asset's residual value*, a lessee excludes third-party residual value guarantees from lease payments for purposes of determining lease classification, only if the lessor has released the lessee from primary and secondary liability. As a result, the purchase of a third-party guarantee often results in lessors obtaining direct financing lease treatment when the lease would otherwise be classified as an operating lease (refer to section 3.2, *Criteria for lease classification – lessors*).

In considering residual value guarantees, it is important to understand the contract's terms prior to including the amount of the guaranteed residual value for purposes of determining the lessor's lease classification. In many cases, the guarantee will contain provisions that result in the exclusion of the guarantee for purposes of the lessor's lease classification. Some of these provisions are described below.

Exclusion provisions

In some cases, third-party residual value insurance contracts contain exclusion provisions that the contract does not represent a guarantee of the lessor's residual value (that is, the residual value guarantee is only effective in limited circumstances). Many of the customary exclusion provisions, such as excess wear and tear or damages (which are typically the lessee's responsibility), would be acceptable and not preclude consideration of the guaranteed residual value for lease classification purposes (i.e., whether the lease is a direct financing lease). However, exclusion provisions that substantially curtail the lessor's ability to receive a payment from the guarantor on disposition of the leased asset at the end of the lease term (refer to section 2.3, *Lease term and purchase options*) would prevent the lessor from considering the guaranteed residual value. For example, a requirement that the lessee return the leased asset to "like-new" condition at the end of the lease would not represent an effective guarantee of the asset's residual value. Likewise, a requirement that the leased asset be returned to a location that is economically unfeasible based on the anticipated location of the leased asset and transportation costs to the specified location at the end of the lease term, or other requirements that severely restrict the lessor's ability to dispose of the asset at or near market value at the end of the lease term, should be carefully evaluated.

Self-insurance and premiums based on loss experience – lessors

The residual value guarantee must be from a third party unrelated to the lessor. If the guarantee is from a related party, the residual value is not guaranteed and should be excluded from the evaluation of lease classification. In addition, if the lessor participates in the loss experience, whether directly or indirectly, as would be the case with many retrospective policies (that is, the lessor's premium is adjusted at the end of the coverage period based on actual loss experience, or subsequent premiums are adjusted based on prior policy period losses), the residual values are not guaranteed and should be excluded from the lessor's evaluation of lease classification.

As further discussed in section 2.10.1, *Residual value guarantees as derivatives*, residual value guarantees that are subject to lease accounting literature (i.e., ASC 842) by lessees and lessors are excluded from the scope of ASC 815, *Derivatives and Hedging*.

3 Lease classification

Excerpt from Accounting Standards Codification

Leases – Overall

Recognition

842-10-25-2

A lessee shall classify a lease as a **finance lease** and a **lessor** shall classify a lease as a **sales-type lease** when the lease meets any of the following criteria at lease commencement:

- a. The lease transfers ownership of the underlying asset to the lessee by the end of the lease term.
- b. The lease grants the lessee an option to purchase the underlying asset that the lessee is reasonably certain to exercise.
- c. The lease term is for the major part of the remaining economic life of the underlying asset. However, if the commencement date falls at or near the end of the economic life of the underlying asset, this criterion shall not be used for purposes of classifying the lease.
- d. The present value of the sum of the **lease payments** and any residual value guaranteed by the lessee that is not already reflected in the lease payments in accordance with paragraph 842-10-30-5(f) equals or exceeds substantially all of the fair value of the underlying asset.
- e. The underlying asset is of such a specialized nature that it is expected to have no alternative use to the lessor at the end of the lease term.

842-10-25-3

When none of the criteria in paragraph 842-10-25-2 are met:

- a. A lessee shall classify the lease as an **operating lease**.
- b. A lessor shall classify the lease as either a **direct financing lease** or an operating lease. A lessor shall classify the lease as an operating lease unless both of the following criteria are met, in which case the lessor shall classify the lease as a direct financing lease:
 1. The present value of the sum of the lease payments and any residual value guaranteed by the lessee that is not already reflected in the lease payments in accordance with paragraph 842-10-30-5(f) and/or any other third party unrelated to the lessor equals or exceeds substantially all of the fair value of the underlying asset.
 2. It is **probable** that the lessor will collect the lease payments plus any amount necessary to satisfy a **residual value guarantee**.

842-10-25-4

A lessor shall assess the criteria in paragraphs 842-10-25-2(d) and 842-10-25-3(b)(1) using the **rate implicit in the lease**. For purposes of assessing the criterion in paragraph 842-10-25-2(d), a lessor shall assume that no **initial direct costs** will be deferred if, at the commencement date, the fair value of the underlying asset is different from its carrying amount.

Under ASC 842, lessees and lessors classify leases at the lease commencement date (except when the lessee elects the short-term lease exception discussed in section 4.1.1, *Short-term leases*). Lessees classify leases as either finance leases or operating leases. Lessors classify leases as sales-type leases, direct financing leases or operating leases. Lease classification determines how and when a lessee and a lessor recognize lease expense and income, respectively, and what assets and liabilities they record. The criteria used for lease classification are discussed in detail below. The lease classification criteria are applied to all leases other than short-term leases, including those with related parties (refer to section 9.1, *Related party leasing transactions*, for further discussion of considerations associated with related party leases).

3.1 Criteria for lease classification – lessees

At lease commencement, a lessee classifies a lease as a finance lease if the lease meets **any one** of the following criteria:

- ▶ The lease transfers ownership of the underlying asset to the lessee by the end of the lease term (refer to section 3.4.1, *Transfer of ownership*).
- ▶ The lease grants the lessee an option to purchase the underlying asset that the lessee is reasonably certain to exercise (refer to section 2.3.5, *Evaluating lease term and purchase options*).
- ▶ The lease term (refer to section 2.3.1, *Lease term*) is for a major part of the remaining economic life (refer to section 2.7, *Economic life*) of the underlying asset. This criterion is not applicable for leases that commence at or near the end of the underlying asset's economic life (refer to section 3.4.3, *Evaluating 'major part,' 'substantially all' and 'at or near the end'*).
- ▶ The present value of the sum of the lease payments (refer to section 2.4, *Lease payments*) and any residual value guaranteed by the lessee⁶ (refer to section 3.4.5, *Residual value guarantees included in the lease classification test*) that is not already included in the lease payments equals or exceeds substantially all of the fair value (refer to section 2.8, *Fair value*) of the underlying asset (refer to section 3.4.3, *Evaluating 'major part,' 'substantially all' and 'at or near the end'*).
- ▶ The underlying asset is of such a specialized nature that it is expected to have no alternative use to the lessor at the end of the lease term (refer to section 3.4.7, *Alternative use criterion*).

Neither of the following forms of consideration affect lease classification: (1) indemnifications for environmental contamination (refer to section 3.4.8, *Lessee indemnifications for environmental contamination*) nor (2) a lessee's guarantee of a lessor's debt (refer to section 2.4.10, *Amounts not included in lease payments*).

A lessee classifies a lease as an operating lease when it does not meet any one of these criteria.

3.2 Criteria for lease classification – lessors

At lease commencement, a lessor classifies a lease as a sales-type lease if the lease meets **any one** of the criteria in section 3.1, *Criteria for lease classification – lessees*.

⁶ As discussed in section 2.10.3, *Residual value guarantee of a group of assets – lessees*, for classification purposes, a lessee should carefully evaluate a residual value guarantee on a portfolio of underlying assets when determining the guarantee to include as a lease payment.

If none of the criteria in section 3.1, *Criteria for lease classification – lessees*, are met, a lessor classifies a lease as a direct financing lease when the lease meets **both** of the following criteria:

- ▶ The present value of the sum of lease payments and any residual value guaranteed by the lessee and **any other third party unrelated to the lessor** equals or exceeds substantially all the fair value of the underlying asset. As discussed in section 2.8, *Fair value*, in certain circumstances, for lessors that are not manufacturers or dealers, the fair value of the underlying asset is their cost, less any volume or trade discounts.
- ▶ It is probable that the lessor will collect the lease payments plus any amount necessary to satisfy a residual value guarantee.

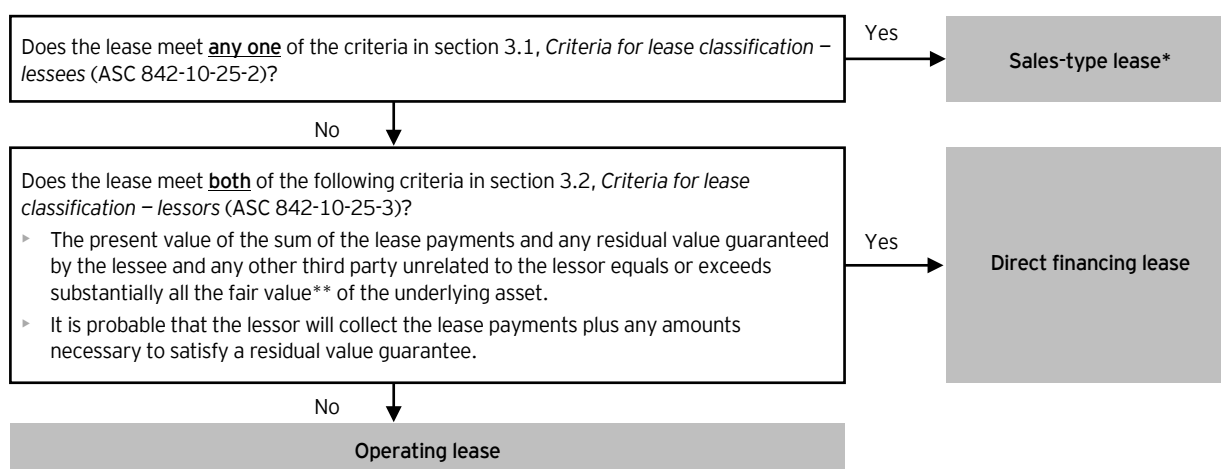
Neither of the following forms of consideration affect lease classification: (1) indemnifications for environmental contamination (refer to section 3.4.8, *Lessee indemnifications for environmental contamination*) nor (2) a lessee's guarantee of a lessor's debt (refer to section 2.4.10, *Amounts not included in lease payments*).

For lessors, all leases not classified as sales-type leases or direct financing leases are classified as operating leases.

A key difference between the sales-type lease and direct financing lease classification tests is the treatment of residual value guarantees provided by unrelated third parties other than the lessee. Those third-party guarantees are excluded from the evaluation of the "substantially all" criterion in the sales-type lease test. However, they are included in the evaluation in the direct financing lease test. In addition, the evaluation of the collectibility of lease payments and residual value guarantees affects direct financing lease classification, whereas it does not affect sales-type lease classification. However, the evaluation of collectibility does affect sales-type lease recognition and measurement.

The lease classification test is designed so that a direct financing lease involves a residual value guarantee from an unrelated third party other than the lessee that is sufficient to satisfy the "substantially all" criterion. Although such a residual value guarantee from an unrelated third party other than the lessee can exist in a sales-type or an operating lease, a lease without a residual value guarantee from an unrelated third party other than the lessee must be classified as either a sales-type or an operating lease.

The decision tree below summarizes the evaluation of lease classification for lessors under ASC 842.



* ASC 842 does not require lessors to assess the collectibility of lease payments and any residual value guarantee provided by the lessee in the sales-type lease classification test. However, lessors are required to assess the collectibility of lease payments and any residual value guarantee provided by the lessee to determine the recognition and initial measurement of sales-type leases. Refer to section 5.2, *Sales-type leases*, on the accounting for sales-type leases.

** As discussed in section 2.8, *Fair value*, in certain circumstances, for lessors that are not manufacturers or dealers, the fair value of the underlying asset is their cost, less any volume or trade discounts.

3.2.1 Evaluating collectibility

Collectibility refers to the lessee's ability and intent to pay substantially all of the lease payments and any guaranteed residual value. A lessor should assess a lessee's ability to pay based on the lessee's financial capacity and its intention to pay, considering all relevant facts and circumstances, including past experiences with that lessee or similar lessees. Collectibility determinations must be made on a lease-by-lease basis and can affect the classification of a lease between a direct financing or operating lease (refer to section 3.2, *Criteria for lease classification – lessors*) and the recognition and measurement of income on a sales-type and operating lease. Refer to section 5.2.1.2, *Initial recognition and measurement when collectibility is not probable at lease commencement – sales-type leases*, for a discussion of the accounting for sales-type leases when collectibility is not probable and section 5.4, *Operating leases*, for considerations related to operating leases when collectibility is not probable.

3.2.2 Lease classification for certain sales that include a residual value guarantee in the form of a repurchase option (lessors only)

Excerpt from Accounting Standards Codification

Leases – Lessor

Implementation Guidance and Illustrations

842-30-55-5

The **lease payments** used as part of the determination of whether the transaction should be classified as an **operating lease**, a **direct financing lease**, or a **sales-type lease** generally will be the difference between the proceeds upon the equipment's initial transfer and the amount of the **residual value guarantee** to the purchaser as of the first exercise date of the guarantee.

An entity that sells equipment may guarantee that the customer will receive a minimum resale amount when the customer resells the equipment (i.e., a residual value guarantee). If the residual value guarantee is in the form of a repurchase provision (e.g., the customer has a contractual put option to require the entity to repurchase equipment two years after its initial purchase at 85% of the price the customer paid), the seller would first evaluate whether the entire arrangement should be accounted for as a lease. Refer to section 7.3.2 of our FRD, *Revenue from contracts with customers (ASC 606)*, which discusses the guidance requiring an arrangement to be accounted for as a lease if the seller is obligated to repurchase the item for an amount less than the original selling price.

If the arrangement is accounted for as a lease, the lease payments used to determine whether the transaction should be classified as an operating lease, a direct financing lease or a sales-type lease generally will be the difference between the proceeds upon the equipment's initial transfer and the amount of the residual value guarantee the entity provides to the purchaser as of the first exercise date of the guarantee.

We believe that entities should view a guaranteed resale (residual) on a net present value basis when they determine the classification of the transaction.

For example, Company X sells a computer for \$100 (i.e., fair value) and agrees to reacquire the computer in five years for \$10. In accordance with ASC 606-10-55-68, the arrangement is accounted for as a lease because Company X is obligated to repurchase the computer for an amount that is less than the original selling price. The present value of the \$10 repurchase obligation is \$6. As a result, the transaction is classified as a sales-type lease because the proceeds of the sale (\$100) less the present value of the repurchase obligation (\$6) equals or exceeds substantially all of the equipment's fair value. That's because the FASB said in ASC 842-10-55-2 that "one reasonable approach" would be to conclude that "[n]inety percent or more of the fair value of the underlying asset amounts to substantially all the fair value of the underlying asset." Refer to section 3.2, *Criteria for lease classification – lessors*.

Refer to section 5.7.7, *Sales of equipment with guaranteed minimum resale amount*, for further discussion on these types of transactions.

3.3 Discount rates used to determine lease classification

Discount rates are used to determine the present value of the lease payments an entity will use to evaluate the “substantially all” criterion in the finance lease classification test for lessees and the sales-type and direct financing lease classification tests for lessors.

3.3.1 Discount rates used to determine lease classification – lessees

For lessees, the discount rate used to evaluate the “substantially all” criterion is the “rate implicit in the lease” or the lessee’s incremental borrowing rate, if the rate implicit in the lease cannot be readily determined. Refer to section 2.5, *Discount rates*.

3.3.2 Discount rates used to determine lease classification – lessors

Sales-type lease classification test

The discount rate used to evaluate the “substantially all” criterion in the sales-type lease classification test (as described in ASC 842-10-25-2(d)) is the rate implicit in the lease (refer to section 2.5, *Discount rates*). However, a lessor assumes that none of its initial direct costs (refer to section 2.6, *Initial direct costs*) will be deferred (i.e., initial direct costs are excluded from the calculation of the rate implicit in the lease) if, at the commencement date, the fair value (refer to section 2.8, *Fair value*) of the underlying asset is different from its carrying amount. If the fair value of the underlying asset is the same as its carrying amount at lease commencement, a lessor includes initial direct costs in the calculation of the rate implicit in the lease.

Direct financing lease classification test

The discount rate used to evaluate the “substantially all” criterion in the direct financing lease classification test (as described in ASC 842-10-25-3(b)(1)) is the rate implicit in the lease (refer to section 2.5, *Discount rates*).

The following table summarizes the discount rates used to determine lease classification by lessors.

	At lease commencement, the fair value of the underlying asset does not equal its carrying value	At lease commencement, the fair value of the underlying asset is equal to its carrying value
Sales-type lease classification test (as described in ASC 842-10-25-2(d))	Rate implicit in the lease, assuming that no initial direct costs of the lessor will be deferred (i.e., exclude initial direct costs from the calculation of the rate implicit in the lease)	Rate implicit in the lease (including initial direct costs of the lessor in the calculation of the rate)
Direct financing lease classification test (as described in ASC 842-10-25-3(b)(1))	Rate implicit in the lease (including initial direct costs of the lessor in the calculation of the rate)	Rate implicit in the lease (including initial direct costs of the lessor in the calculation of the rate)

3.4 Lease classification considerations

3.4.1 Transfer of ownership

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

842-10-55-4

The criterion in paragraph 842-10-25-2(a) is met in **leases** that provide, upon the **lessee's** performance in accordance with the terms of the lease, that the **lessor** should execute and deliver to the lessee such documents (including, if applicable, a bill of sale) as may be required to release the **underlying asset** from the lease and to transfer ownership to the lessee.

842-10-55-5

The criterion in paragraph 842-10-25-2(a) also is met in situations in which the lease requires the payment by the lessee of a nominal amount (for example, the minimum fee required by the statutory regulation to transfer ownership) in connection with the transfer of ownership.

842-10-55-6

A provision in a lease that ownership of the underlying asset is not transferred to the lessee if the lessee elects not to pay the specified fee (whether nominal or otherwise) to complete the transfer is an option to purchase the underlying asset. Such a provision does not satisfy the transfer-of-ownership criterion in paragraph 842-10-25-2(a).

A lease is classified as a finance lease by a lessee and a sales-type lease by a lessor if the lease transfers ownership of the underlying asset to the lessee by the end of the lease term (e.g., through the transfer of title). This includes the transfer of ownership of the underlying asset to the lessee at or shortly after the end of the lease term in exchange for no additional consideration or the payment of a nominal amount (e.g., the minimum fee required by statutory regulation to transfer ownership). A provision in a lease agreement that ownership of the underlying asset does not transfer if the lessee elects not to pay a specified fee (nominal or otherwise) to complete the transfer is a purchase option and not an automatic transfer of ownership (refer to section 2.3.2, *Purchase options*).

3.4.2 Evaluating purchase options

A lease is classified as a finance lease by a lessee and a sales-type lease by a lessor if the lease grants the lessee an option to purchase the underlying asset that the lessee is reasonably certain to exercise. Purchase options should be assessed in the same way as options to extend the lease term or terminate the lease. Factors that could create an economic incentive for the lessee to exercise the purchase option might include a bargain purchase option (e.g., a fixed-price purchase option priced significantly below the expected fair value of the leased property) or contractual or economic penalties. Refer to section 2.3.5, *Evaluating lease term and purchase options*.

3.4.3 Evaluating ‘major part,’ ‘substantially all’ and ‘at or near the end’

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

842-10-55-2

When determining **lease** classification, one reasonable approach to assessing the criteria in paragraphs 842-10-25-2(c) through (d) and 842-10-25-3(b)(1) would be to conclude:

- a. Seventy-five percent or more of the remaining **economic life** of the **underlying asset** is a major part of the remaining economic life of that underlying asset.
- b. A commencement date that falls at or near the end of the economic life of the underlying asset refers to a commencement date that falls within the last 25 percent of the total economic life of the underlying asset.
- c. Ninety percent or more of the **fair value** of the underlying asset amounts to substantially all the fair value of the underlying asset.

The terms “major part,” “substantially all” and “at or near the end” are not defined in ASC 842. However, ASC 842 includes implementation guidance that states that one reasonable approach to lease classification is to conclude that 75% or greater is a “major part” of the remaining economic life (refer to section 2.7, *Economic life*) of an underlying asset (refer to section 2.2, *Commencement date of the lease*), 90% or greater is “substantially all” the fair value (as defined in ASC 820, or in ASC 842 for certain lessors that are not manufacturers or dealers, as applicable, refer to section 2.8, *Fair value*) of the underlying asset and a commencement date that falls within the last 25% of the total economic life of the underlying asset is “at or near the end” of the total economic life of the underlying asset (refer to section 2.7, *Economic life*). We believe an entity should establish accounting policies for the thresholds it uses to determine lease classification, have a reasonable basis for those policies if they differ from the “reasonable approach” articulated in the standard and apply those policies consistently. Policies that differ from the “reasonable approach” discussed in ASC 842 may be challenged.

3.4.4 Lease component that contains the right to use more than one underlying asset

Excerpt from Accounting Standards Codification

Leases – Overall

Recognition

842-10-25-5

If a single lease component contains the right to use more than one underlying asset (see paragraphs 842-10-15-28 through 15-29), an entity shall consider the remaining economic life of the predominant asset in the lease component for purposes of applying the criterion in paragraph 842-10-25-2(c).

If a single lease component contains the right to use more than one underlying asset, the remaining economic life of the predominant asset is used to determine lease classification. Refer to section 1.4.1, *Identifying and separating lease components of a contract*, for further discussion of assessing whether a lease contains multiple lease components.

3.4.5 Residual value guarantees included in the lease classification test

A lessee is required to include the full amount of a residual value guarantee (excluding certain portfolio-based residual value guarantees – refer to section 2.10.3, *Residual value guarantees of a group of assets – lessees*) it provides to a lessor (i.e., its maximum obligation) in its evaluation of the “substantially all” criterion of the lease classification test (i.e., in its evaluation of ASC 842-10-25-2(d)). A lessor is also required to include the full amount of such a residual value guarantee provided by a lessee in its evaluation of whether a lease is a sales-type lease (excluding certain portfolio-based residual value guarantees – refer to section 2.10.4, *Residual value guarantees of a group of assets – lessors*). However, if a lease does not qualify as a sales-type lease, a lessor includes the full amounts of such residual value guarantees provided by both lessees and any other third party unrelated to the lessor in its evaluation of the “substantially all” criterion of the lease classification test to determine whether a lease is a direct financing lease (i.e., in its evaluation of ASC 842-10-25-3(b)(1)).

Residual value guarantees are treated differently when determining lease payments (i.e., for purposes of recognizing the lease rather than classifying it). A lessee includes the amount that it is probable it will owe to the lessor under a residual value guarantee as a lease payment when recognizing a lease. A lessee is required to remeasure and reallocate the remaining consideration in the contract and remeasure finance and operating lease liabilities when it changes its assessment of the amount it is probable that it will owe under such a residual value guarantee. Refer to section 4.5, *Remeasurement of lease liabilities and right-of-use assets – operating and finance leases*. Lessors exclude residual guarantees from lease payments. Refer to section 2.4, *Lease payments*. Lessors would account for receipt of payment under a residual value guarantee in income when it is earned.

Note that ASC 842-10-55-9 through 10 excludes, for lease classification purposes only, portfolio-based residual value guarantees from lease payments for lessors (refer to section 2.10.4, *Residual value guarantee of a group of assets – lessors*).

3.4.6 Fair value of the underlying asset

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

842-10-55-3

In some cases, it may not be practicable for an entity to determine the fair value of an underlying asset. In the context of this Topic, practicable means that a reasonable estimate of fair value can be made without undue cost or effort. It is a dynamic concept; what is practicable for one entity may not be practicable for another, what is practicable in one period may not be practicable in another, and what is practicable for one underlying asset (or class of underlying asset) may not be practicable for another. In those cases in which it is not practicable for an entity to determine the fair value of an underlying asset, lease classification should be determined without consideration of the criteria in paragraphs 842-10-25-2(d) and 842-10-25-3(b)(1).

In some cases, it may not be practicable for an entity to determine the fair value (refer to section 2.8, *Fair value*) of an underlying asset. This may be the case when the underlying asset is part of a larger asset (e.g., one floor in a multi-floor office building, one store in a shopping center). If a reasonable estimate of fair value cannot be made without undue cost or effort, lessees and lessors will not evaluate the “substantially all” classification criterion described in sections 3.1, *Criteria for lease classification – lessees*, and 3.2, *Criteria for lease classification – lessors*. Instead, lease classification will be based on the remaining classification criteria described in section 3.1, *Criteria for lease classification – lessees*.

If a lessor classifies the lease as a sales-type lease for other reasons such as the length of the lease term compared with the remaining economic life of the asset (e.g., if a lessee leases a floor in a multi-floor building for a term of 35 years and the building has a remaining useful life of 40 years), the lessor will still be required to estimate fair value for purposes of initial recognition and measurement of the sales-type lease (e.g., to determine the residual value as well as the amount of the underlying asset to derecognize).

Fees paid by a lessee to the owners of a special-purpose entity for structuring a transaction are included as lease payments (refer to section 2.4, *Lease payments*). However, such fees are excluded from the fair value of the underlying asset for purposes of the lease classification test.

3.4.6.1 Effect of investment tax credits on lease classification

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

842-10-55-8

When evaluating the **lease** classification criteria in paragraphs 842-10-25-2(d) and 842-10-25-3(b)(1), the **fair value** of the **underlying asset** should be reduced by any related investment tax credit retained by the **lessor** and expected to be realized by the lessor.

When an entity calculates the fair value of an underlying asset to evaluate the “substantially all” classification criterion in the lease classification tests discussed in sections 3.1, *Criteria for lease classification – lessees*, and 3.2, *Criteria for lease classification – lessors*, the fair value of the underlying asset is reduced by any related investment tax credits retained by the lessor and expected to be realized by the lessor.

3.4.7 Alternative use criterion

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

842-10-55-7

In assessing whether an **underlying asset** has an alternative use to the **lessor** at the end of the **lease term** in accordance with paragraph 842-10-25-2(e), an entity should consider the effects of contractual restrictions and practical limitations on the lessor’s ability to readily direct that asset for another use (for example, selling it or leasing it to an entity other than the **lessee**). A contractual restriction on a lessor’s ability to direct an underlying asset for another use must be substantive for the asset not to have an alternative use to the lessor. A contractual restriction is substantive if it is enforceable. A practical limitation on a lessor’s ability to direct an underlying asset for another use exists if the lessor would incur significant economic losses to direct the underlying asset for another use. A significant economic loss could arise because the lessor either would incur significant costs to rework the asset or would only be able to sell or re-lease the asset at a significant loss. For example, a lessor may be practically limited from redirecting assets that either have design specifications that are unique to the lessee or that are located in remote areas. The possibility of the **contract** with the customer being terminated is not a relevant consideration in assessing whether the lessor would be able to readily direct the underlying asset for another use.

A lease is classified as a finance lease by a lessee and a sales-type lease by a lessor if the underlying asset is of such a specialized nature that it is expected to have no alternative use to the lessor at the end of the lease term. The FASB indicated in the Basis for Conclusions (BC 71(e)) of ASU 2016-02 that lessors generally would lease specialized assets that have no alternative use to them at the end of the lease term

under terms that would transfer substantially all the benefits (and risks) of the asset to the lessee. That is, when this criterion is met, it is likely that one of the other criteria described in section 3.1, *Criteria for lease classification – lessees*, will also be met. An exception could be when a significant amount of anticipated lease payments are in the form of variable lease payments that do not depend on an index or rate.

When assessing whether an underlying asset has an alternative use to the lessor at the end of the lease term, lessees and lessors should consider the effects of substantive contractual restrictions and practical limitations on the lessor's ability to readily direct that asset for another use (e.g., sell it, re-lease it). A practical limitation exists if the lessor would incur significant economic losses to repurpose the underlying asset for another use (e.g., if the lessor either would incur significant costs to rework the asset or would only be able to sell or re-lease the asset at a significant loss).

3.4.8 Lessee indemnifications for environmental contamination

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

842-10-55-15

A provision that requires **lessee** indemnification for environmental contamination, whether for environmental contamination caused by the lessee during its use of the **underlying asset** over the **lease term** or for preexisting environmental contamination, should not affect the classification of the **lease**.

A provision that requires lessee indemnifications for preexisting environmental contamination or environmental contamination caused by the lessee during its use of the underlying asset over the term of the lease does not affect classification of the lease. Indemnities for preexisting environmental contamination are accounted for under ASC 460, whereas indemnities for contamination caused by the lessee during the lease term are excluded from the requirements of ASC 460 as they represent a guarantee of the lessee's own performance. Contamination caused by the lessee during the lease term and related obligations are accounted for under ASC 410-30, *Environmental obligations*.

3.4.9 Leases of government-owned facilities

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

842-10-55-13

Because of special provisions normally present in **leases** involving terminal space and other airport facilities owned by a governmental unit or authority, the **economic life** of such facilities for purposes of classifying a lease is essentially indeterminate. Likewise, it may not be practicable to determine the **fair value** of the **underlying asset**. If it is impracticable to determine the fair value of the underlying asset and such leases also do not provide for a transfer of ownership or a purchase option that the **lessee** is reasonably certain to exercise, they should be classified as **operating leases**. This guidance also applies to leases of other facilities owned by a governmental unit or authority in which the rights of the parties are essentially the same as in a lease of airport facilities. Examples of such leases may be those involving facilities at ports and bus terminals. The guidance in this paragraph is intended to apply to leases only if all of the following conditions are met:

- a. The underlying asset is owned by a governmental unit or authority.
- b. The underlying asset is part of a larger facility, such as an airport, operated by or on behalf of the **lessor**.

- c. The underlying asset is a permanent structure or a part of a permanent structure, such as a building, that normally could not be moved to a new location.
- d. The lessor, or in some circumstances a higher governmental authority, has the explicit right under the lease agreement or existing statutes or regulations applicable to the underlying asset to terminate the lease at any time during the **lease term**, such as by closing the facility containing the underlying asset or by taking possession of the facility.
- e. The lease neither transfers ownership of the underlying asset to the lessee nor allows the lessee to purchase or otherwise acquire ownership of the underlying asset.
- f. The underlying asset or equivalent asset in the same service area cannot be purchased or leased from a nongovernmental unit or authority. An equivalent asset in the same service area is an asset that would allow continuation of essentially the same service or activity as afforded by the underlying asset without any appreciable difference in economic results to the lessee.

842-10-55-14

Leases of underlying assets not meeting all of the conditions in paragraph 842-10-55-13 are subject to the same criteria for classifying leases under this Subtopic that are applicable to leases not involving government-owned property.

Arrangements for the use of property owned by a governmental unit may meet the definition of a service concession arrangement that is within the scope of ASC 853, *Service Concession Arrangements*, (refer to section 1.8, *Service concession arrangements*). If the arrangement is not within the scope of ASC 853 and is a lease (or contains a lease), the lease is classified as an operating lease when it meets all of the criteria in ASC 842-10-55-13.

3.4.10**Classification of subleases****Excerpt from Accounting Standards Codification****Leases – Overall****Recognition****842-10-25-6**

When classifying a **sublease**, an entity shall classify the sublease with reference to the underlying asset (for example, the item of property, plant, or equipment that is the subject of the lease) rather than with reference to the **right-of-use asset**.

Lessees often enter into arrangements to sublease a leased asset to a third party while the original lease contract is in effect. In these arrangements, one party acts as both the lessee and lessor of the same underlying asset. The original lease is often referred to as a head lease, the original lessee is often referred to as a sublessor and the ultimate lessee is often referred to as the sublessee.

Under ASC 842, a sublessor assesses sublease classification independently of the classification assessment that it makes as the lessee of the same asset. A sublessor considers the lease classification criteria for lessors, discussed in section 3.2, *Criteria for lease classification – lessors*, with reference to the underlying asset (i.e., the item of property, plant or equipment that is the subject of the lease) when classifying a sublease. Refer to section 6, *Subleases*, for further discussion of the accounting for subleases. A sublessee assesses classification of the sublease in the same manner as any other lease using the criteria discussed in section 3.1, *Criteria for lease classification – lessees*. Refer to section 6, *Subleases*, for further discussion of the accounting for subleases by sublessors and sublessees.

3.5

Reassessment of lease classification

Excerpt from Accounting Standards Codification

Leases – Overall

*Recognition***842-10-25-1**

An entity shall classify each separate **lease** component at the **commencement date**. An entity shall not reassess the lease classification after the commencement date unless the **contract** is modified and the modification is not accounted for as a separate contract in accordance with paragraph 842-10-25-8. In addition, a **lessee** also shall reassess the lease classification after the commencement date if there is a change in the **lease term** or the assessment of whether the lessee is reasonably certain to exercise an option to purchase the **underlying asset**. When an entity (that is, a lessee or lessor) is required to reassess lease classification, the entity shall reassess classification of the lease on the basis of the facts and circumstances (and the modified terms and conditions, if applicable) as of the date the reassessment is required (for example, on the basis of the **fair value** and the remaining economic life of the underlying asset as of the date there is a change in the lease term or in the assessment of a lessee option to purchase the underlying asset or as of the effective date of a modification not accounted for as a separate contract in accordance with paragraph 842-10-25-8).

*Subsequent measurement***842-10-35-3**

A **lessor** shall not reassess the lease term or a lessee option to purchase the underlying asset unless the lease is modified and that modification is not accounted for as a separate contract in accordance with paragraph 842-10-25-8. When a lessee exercises an option to extend the lease or purchase the underlying asset that the lessor previously determined the lessee was not reasonably certain to exercise or exercises an option to terminate the lease that the lessor previously determined the lessee was reasonably certain not to exercise, the lessor shall account for the exercise of that option in the same manner as a **lease modification**.

Lessees and lessors are required to reassess lease classification as noted in the following table:

Event	Reassess lease classification?	
	Lessee	Lessor
Lease modification (i.e., a change to the terms and conditions of the contract that results in a change in the scope of or the consideration for the lease) that is not accounted for as a separate contract	Yes ¹	Yes ¹
Change in assessment of lease term	Yes	No ²
Change in assessment of whether lessee is reasonably certain to exercise an option to purchase the underlying asset (refer to section 2.3.6, <i>Reassessment of the lease term and purchase options</i>)	Yes	N/A

¹ Refer to section 4.6, *Lease modifications*, and section 5.6, *Lease modifications*, for a discussion of which modifications are accounted for as separate contracts for lessees and lessors, respectively.

² When a lessee exercises an option to extend or terminate the lease or purchase the underlying asset and the exercise of the option is inconsistent with the existing lease term determination, the lessor accounts for the exercise in the same manner as a lease modification (refer to section 5.6, *Lease modifications*, and section 5.6.1, *Summary of the accounting for lease modifications – lessors*, for further discussion).

Lessees and lessors reassess lease classification as of the effective date of a modification to a contract (i.e., an agreement between two or more parties that creates enforceable rights and obligations) that is not accounted for as a separate contract, using the modified terms and conditions and the facts and circumstances as of that date, including:

- ▶ The remaining economic life of the underlying asset on that date
- ▶ The fair value of the underlying asset on that date
- ▶ The discount rate for the lease on that date
- ▶ The remeasurement and reallocation of the remaining consideration in the contract on that date

When there is a change in the lease term or the assessment of whether a lessee is reasonably certain to exercise an option to purchase the underlying asset, the lessee would reassess lease classification based on the facts and circumstances as of the date that the reassessment is required.

If a modification to a contract is accounted for as a separate contract that contains a lease, that separate lease is classified in the same manner as any new lease. Refer to sections 3.1, *Criteria for lease classification – lessees*, and 3.2, *Criteria for lease classification – lessors*.

3.5.1 Summary of lease reassessment and remeasurement requirements

This table summarizes lessee and lessor reassessment and remeasurement requirements under ASC 842. Refer to section 11.3, *Lessee transition*, and section 11.4, *Lessor transition*, for the requirements for leases that commenced prior to the effective date of ASU 2016-02.

	Lessees	Lessors
Assessment of whether an arrangement contains a lease	Reassess whether a contract is or contains a lease only if the terms and conditions of the contract are changed. (ASC 842-10-15-6 and section 1.3, <i>Reassessment of the contract</i>)	Reassess whether a contract is or contains a lease only if the terms and conditions of the contract are changed. (ASC 842-10-15-6 and section 1.3, <i>Reassessment of the contract</i>)
Allocation of consideration in the contract between lease and non-lease components	Remeasure and reallocate ¹ the consideration in the contract upon either of the following: <ul style="list-style-type: none"> ▶ A remeasurement of the lease liability (section 4.5, <i>Remeasurement of lease liabilities and right-of-use assets – operating and finance leases</i>) ▶ The effective date of a contract modification that is not accounted for as a separate contract (section 4.6.2, <i>Determining whether a lease modification is accounted for as a separate contract</i>) (ASC 842-10-15-36 and section 1.4.3.3, <i>Reassessment: determining and allocating the consideration in the contract – lessees</i>)	Remeasure and reallocate ² the remaining consideration in the contract upon a contract modification that is not accounted for as a separate contract (section 5.6.2, <i>Determining whether a lease modification is accounted for as a separate contract</i>). If the consideration in the contract changes, allocate those changes in accordance with the requirements in ASC 606-10-32-42 through 32-45. (ASC 842-10-15-41 through 15-42 and section 1.4.4.5, <i>Reassessment: determining and allocating the consideration in the contract – lessors</i>)

	Lessees	Lessors
Assessment of lease term and purchase options	<p>Reassess upon any of the following:</p> <ul style="list-style-type: none"> ▶ There is a significant event or change in circumstances within the lessee's control that directly affects whether the lessee is reasonably certain to (1) extend the lease term, (2) not terminate the lease or (3) purchase the underlying asset. A change in market-based factors should not, in isolation, trigger a reassessment. ▶ There is an event that is written into the contract that obliges the lessee to exercise or not to exercise an option to extend or terminate the lease. ▶ The lessee elects to exercise an option in the lease (i.e., extension, termination or purchase) even though it had previously determined that it was not reasonably certain to do so. ▶ The lessee elects not to exercise an option in the lease (i.e., extension, termination or purchase) even though it had previously determined that it was reasonably certain to do so. <p>(ASC 842-10-35-1 and section 2.3.6.1, <i>Reassessment of the lease term and purchase options – lessees</i>)</p>	<p>Reassess when the lease is modified, and the modified lease is not accounted for as a separate contract (section 5.6.2, <i>Determining whether a lease modification is accounted for as a separate contract</i>).</p> <p>When a lessee exercises an option to extend or terminate the lease or purchase the underlying asset and the exercise of the option is inconsistent with the existing lease term determination, the lessor accounts for the exercise of that option in the same manner as a lease modification (refer to section 5.6, <i>Lease modifications</i>, and section 5.6.1, <i>Summary of the accounting for lease modifications – lessors</i>). (ASC 842-10-35-3 and section 2.3.6.2, <i>Reassessment of the lease term and purchase options – lessors</i>)</p>
<p>Measurement of lease payments (including variable lease payments that depend on an index or rate, the exercise price of a purchase option and, for lessees only, amounts it is probable they will owe under residual value guarantees)</p> <p>Also, refer to sections 2.10.3, <i>Residual value guarantee of a group of assets – lessees</i>, and 2.10.4, <i>Residual value guarantee of a group of assets – lessors</i></p>	<p>Remeasure upon any of the following:</p> <ul style="list-style-type: none"> ▶ A lease modification that is not accounted for as a separate contract (section 4.6.2, <i>Determining whether a lease modification is accounted for as a separate contract</i>) ▶ A resolution of a contingency that results in some or all of the lease payments that were previously determined to be variable meeting the definition of lease payments ▶ A change in the lease term (section 2.3.6.1, <i>Reassessment of the lease term and purchase options – lessees</i>) ▶ A change in the assessment of whether a lessee is reasonably certain to exercise an option in the lease to purchase the underlying asset (section 2.3.6.1, <i>Reassessment of the lease term and purchase options – lessees</i>) ▶ A change in amounts it is probable that a lessee will owe under residual value guarantees <p>(ASC 842-10-35-4 through 35-5 and section 2.4.11.1, <i>Subsequent remeasurement of lease payments – lessees</i>)</p>	<p>Remeasure upon a modification that is not accounted for as a separate contract (section 5.6.2, <i>Determining whether a lease modification is accounted for as a separate contract</i>).</p> <p>(ASC 842-10-35-6 and section 2.4.11.2, <i>Subsequent remeasurement of lease payments – lessors</i>)</p>

	Lessees	Lessors
Assessment of lease classification ³	<p>Reassess upon any of the following:</p> <ul style="list-style-type: none"> ▶ A modification that is not accounted for as a separate contract (section 4.6.2, <i>Determining whether a lease modification is accounted for as a separate contract</i>) ▶ A change to the lease term or assessment of whether a lessee is reasonably certain to exercise an option in the lease to purchase the underlying asset (section 2.3.6.1, <i>Reassessment of the lease term and purchase options – lessees</i>) <p>(ASC 842-10-25-1 and section 3.5, <i>Reassessment of lease classification</i>)</p>	<p>Reassess upon a modification that is not accounted for as a separate contract (section 5.6.2, <i>Determining whether a lease modification is accounted for as a separate contract</i>).</p> <p>(ASC 842-10-25-1 and section 3.5, <i>Reassessment of lease classification</i>)</p>
Assessment of the discount rate	<p>Reassess upon any of the following:</p> <ul style="list-style-type: none"> ▶ A change in the lease term or the assessment of whether a lessee is reasonably certain to exercise an option to purchase the underlying asset if the discount rate for the lease liability does not already reflect the lessee's option in the lease to extend or terminate the lease or to purchase the underlying asset ▶ A modification that is not accounted for as a separate contract (section 4.6.2, <i>Determining whether a lease modification is accounted for as a separate contract</i>) <p>(ASC 842-20-35-5, section 2.5.3.2, <i>Reassessment of the discount rate – lessees</i>, and section 4.5, <i>Remeasurement of lease liabilities and right-of-use assets</i>)</p>	<p>Reassess, for purposes of lease classification, upon a modification that is not accounted for as a separate contract. (ASC 842-10-25-9 and section 3.5, <i>Reassessment of lease classification</i>)</p> <p>The discount rate used to account for the modified lease depends on the classification of the lease before and after the lease modification.</p> <p>(ASC 842-10-25-15 through 25-17, section 2.5.3.1, <i>Reassessment of the discount rate – lessors</i>, and section 5.6.3, <i>Lessor accounting for a modification that is not accounted for as a separate contract</i>)</p>
Assessment of collectibility	Not applicable	<p>If collectibility is probable at the commencement date for a sales-type or a direct financing lease, a lessor does not reassess collectibility for purposes of lease classification. Changes in collectibility are accounted for in accordance with the impairment guidance applicable to the net investment in the lease.</p> <p>(ASC 842-30-25-6, section 5.2.1.1, <i>Initial recognition and measurement when collectibility is probable at lease commencement – sales-type leases</i>, for sales-type leases, and section 5.3.1, <i>Initial recognition and measurement – direct financing leases</i>, for direct financing leases)</p> <p>If collectibility is not probable at the commencement date for a sales-type lease, a lessor continually reassesses collectibility until it becomes probable.</p> <p>(ASC 842-30-25-3 and section 5.2.1.2, <i>Initial recognition and measurement when collectibility is not probable at lease commencement – sales-type leases</i>)</p>

	Lessees	Lessors
Assessment of collectibility (continued)		<p>If collectibility is not probable at the commencement date, a lease that would otherwise be classified as a direct financing lease is instead classified and accounted for as an operating lease. The classification of such a lease is not changed based upon a subsequent evaluation of collectibility.</p> <p>For an operating lease, a lessor continually reassesses collectibility.</p> <p>(ASC 842-30-25-13 and section 5.4, <i>Operating leases</i>)</p>

Note: Refer to section 4.6, *Lease modifications*, and section 5.6, *Lease modifications*, for further details on accounting for lease modifications by lessees and lessors, respectively.

- ¹ ASC 842 provides a practical expedient that permits lessees to make an accounting policy election (by class of underlying asset) to account for each separate lease component of a contract and its associated non-lease components as a single lease component. Lessees that elect this practical expedient do not reallocate the remaining consideration in the contract to non-lease components upon the events discussed above. Refer to section 1.4.2.3, *Practical expedient to not separate lease and non-lease components – lessees*.
- ² ASC 842 provides a practical expedient that permits lessors to make an accounting policy election (by class of underlying asset) to account for each separate lease component of a contract and its associated non-lease components as a single component if certain criteria are met. Refer to section 1.4.2.4, *Practical expedient to not separate lease and non-lease components – lessors*.
- ³ For leases that were classified as leveraged leases in accordance with ASC 840, and for which the commencement date is before the effective date of ASU 2016-02, a lessor applies the requirements in ASC 842-50 (i.e., the leveraged lease accounting guidance). If a leveraged lease is modified on or after the effective date, it is accounted for as a new lease as of the effective date of the modification in accordance with ASC 842-10 and 842-30 (i.e., it will no longer be accounted for as a leveraged lease) (ASC 842-10-65-1(z) and section 11.4.5, *Leases previously classified as leveraged leases under ASC 840*).

4 Lessee accounting

4.1 Initial recognition

Excerpt from Accounting Standards Codification

Leases – Lessee

Recognition

842-20-25-1

At the commencement date, a lessee shall recognize a **right-of-use asset** and a **lease liability**.

Master Glossary

Short-Term Lease

A lease that, at the commencement date, has a lease term of 12 months or less and does not include an option to purchase the **underlying asset** that the lessee is reasonably certain to exercise.

Right-of-Use Asset

An asset that represents a lessee's right to use an **underlying asset** for the lease term.

Lease Liability

A lessee's obligation to make the **lease payments** arising from a lease, measured on a discounted basis.

Leases – Lessee

Recognition

842-20-25-2

As an accounting policy, a lessee may elect not to apply the recognition requirements in this Subtopic to **short-term leases**. Instead, a lessee may recognize the **lease payments** in profit or loss on a straight-line basis over the lease term and **variable lease payments** in the period in which the obligation for those payments is incurred (consistent with paragraphs 842-20-55-1 through 55-2). The accounting policy election for short-term leases shall be made by class of **underlying asset** to which the right of use relates.

842-20-25-3

If the lease term or the assessment of a lessee option to purchase the underlying asset changes such that, after the change, the remaining lease term extends more than 12 months from the end of the previously determined lease term or the lessee is reasonably certain to exercise its option to purchase the underlying asset, the lease no longer meets the definition of a short-term lease and the lessee shall apply the remainder of the guidance in this Topic as if the date of the change in circumstances is the commencement date.

At the commencement date of a lease, a lessee recognizes a liability to make lease payments (i.e., the lease liability) and an asset representing the right to use the underlying asset during the lease term (i.e., the right-of-use asset).

The initial recognition of the right-of-use asset and the lease liability is the same for operating leases and finance leases, as is the subsequent measurement of the lease liability. However, the subsequent measurement of the right-of-use asset for operating leases and finance leases differs under ASC 842 (refer to section 4.2.2.2, *Subsequent measurement of right-of-use assets – operating leases*, and 4.3.2.2, *Subsequent measurement of right-of-use assets – finance leases*).

4.1.1 Short-term leases

Lessees can make an accounting policy election (by class of underlying asset to which the right of use relates) to apply accounting similar to ASC 840's operating lease accounting to leases that meet ASC 842's definition of a short-term lease (i.e., the short-term lease exception). This accounting policy election does not apply to lessors. A short-term lease is defined as a lease that, at the commencement date, has a lease term of 12 months or less and does not include an option to purchase the underlying asset that the lessee is reasonably certain to exercise. The short-term lease election can only be made at the commencement date (refer to section 2.2, *Commencement date of the lease*, for discussion of the commencement date).

ASC 842 does not address how an entity should identify a class of underlying asset. Entities may want to consider the following:

- ▶ ASC 360-10-50 also requires disclosures of "... balances of major classes of depreciable assets, by nature or function... ."
- ▶ The Master Glossary defines an intangible asset class as "a group of intangible assets that are similar, either by their nature or by their use in the operations of an entity."

A lessee that makes this accounting policy election does not recognize a lease liability or right-of-use asset on its balance sheet. Instead, the lessee recognizes lease payments as an expense on a straight-line basis over the lease term and variable lease payments that do not depend on an index or rate as expense in the period in which the achievement of the specified target that triggers the variable lease payments becomes probable. Any recognized variable lease expense is reversed if it is probable that the specified target will no longer be met. Refer to section 2.9, *Amounts not included in lease payments*, for a discussion of variable lease payments that do not depend on an index or rate.

When determining whether a lease qualifies as a short-term lease, a lessee evaluates the lease term and the purchase option in the same manner as all other leases. Refer to section 2.3, *Lease term and purchase options*. That is, the lease term includes the noncancelable term of the lease and all of the following:

- ▶ Periods covered by an option to extend the lease if the lessee is reasonably certain to exercise that option
- ▶ Periods covered by an option to terminate the lease if the lessee is reasonably certain **not** to exercise that option
- ▶ Periods covered by an option to extend (or not terminate) the lease in which the exercise of the option is controlled by the lessor

A lease that qualifies as a short-term lease at the commencement date no longer meets the definition of a short-term lease when there is a change in a lessee's assessment of either:

- ▶ The lease term so that, after the change, the remaining lease term extends more than 12 months from the end of the previously determined lease term
- ▶ Whether it is reasonably certain to exercise an option to purchase the underlying asset

When the lease no longer meets the definition of a short-term lease, a lessee that is applying the short-term lease exception must apply the recognition and measurement guidance for all other leases as if the date of the change in circumstances is the commencement date.

The short-term lease accounting policy election is intended to reduce the cost and complexity of applying ASC 842. However, a lessee that makes the election must make certain quantitative and qualitative disclosures about short-term leases. Refer to section 4.10, *Disclosure*.

Once a lessee establishes a policy for a class of underlying assets, all future short-term leases for that class are required to be accounted for in accordance with the lessee's policy. A lessee evaluates any potential change in its accounting policy in accordance with the guidance in ASC 250, *Accounting Changes and Error Corrections*.

Illustration 4-1 Short-term lease

Scenario A

A lessee enters into a lease with a nine-month noncancelable term with an option to extend the lease for four months. The lease does not include a purchase option. At the lease commencement date, the lessee concludes that it is reasonably certain to exercise the extension option because the monthly lease payments during the extension period are significantly below market rates. The lessee has an established accounting policy to use the short-term lease exception for the class of underlying asset subject to this lease.

Analysis: The lease term is greater than 12 months (i.e., 13 months). Therefore, the lessee may not account for the lease as a short-term lease.

Scenario B

Assume the same facts as in Scenario A except, at the lease commencement date, the lessee concludes that it is not reasonably certain to exercise the extension option because the monthly lease payments during the optional extension period are what the lessee expects to be market rates, and there are no other factors that would make exercise of the renewal option reasonably certain.

Analysis: The lease term is 12 months or less (i.e., nine months). Therefore, the lessee accounts for the lease under the short-term lease exception (i.e., it recognizes lease payments as an expense on a straight-line basis over the lease term and does not recognize a lease liability or right-of-use asset on its balance sheet).

Illustration 4-2 Noncancelable lease term of nine months with a four-month renewal option (assume no purchase option)

Scenario A: Exercise of option is reasonably certain = **not** short-term lease



Scenario B: Exercise of option is **not** reasonably certain = short-term lease



■ Noncancelable lease term

■ Optional renewal period

4.2 Operating leases

4.2.1 Initial measurement – operating leases

Excerpt from Accounting Standards Codification

Leases – Lessee

Initial Measurement

842-20-30-1

At the **commencement date**, a **lessee** shall measure both of the following:

- a. The **lease liability** at the present value of the **lease payments** not yet paid, discounted using the **discount rate for the lease** at lease commencement (as described in paragraphs 842-20-30-2 through 30-4)
- b. The **right-of-use asset** as described in paragraph 842-20-30-5.

842-20-30-5

At the **commencement date**, the cost of the **right-of-use asset** shall consist of all of the following:

- a. The amount of the initial measurement of the **lease liability**
- b. Any **lease payments** made to the **lessor** at or before the commencement date, minus any lease incentives received
- c. Any **initial direct costs** incurred by the **lessee** (as described in paragraphs 842-10-30-9 through 30-10).

4.2.1.1 Initial measurement of lease liabilities – operating leases

At the commencement date (refer to section 2.2, *Commencement date of the lease*), a lessee initially measures the lease liability at the present value of the lease payments to be made over the lease term. Lessees apply the concepts previously described in section 1, *Scope and scope exceptions*, and section 2, *Key concepts*, to identify the lease components and to determine the lease term, lease payments and discount rate as of the commencement date of the lease.

4.2.1.2 Initial measurement of right-of-use assets – operating leases

A lessee initially measures the right-of-use asset at cost, which consists of all of the following:

- ▶ The amount of the initial measurement of the lease liability
- ▶ Any lease payments made to the lessor at or before the commencement date, less any lease incentives received (refer to section 2.4.1.2, *Lease incentives*)
- ▶ Any initial direct costs incurred by the lessee (refer to section 2.6, *Initial direct costs*)

4.2.2

Subsequent measurement – operating leases

Excerpt from Accounting Standards Codification**Leases – Lessee*****Subsequent Measurement*****842-20-35-3**

After the commencement date, for an **operating lease**, a lessee shall measure both of the following:

- a. The lease liability at the present value of the lease payments not yet paid discounted using the **discount rate for the lease** established at the commencement date (unless the rate has been updated after the commencement date in accordance with paragraph 842-20-35-5, in which case that updated rate shall be used)
- b. The right-of-use asset at the amount of the lease liability, adjusted for the following, unless the right-of-use asset has been previously impaired, in which case the right-of-use asset is measured in accordance with paragraph 842-20-35-10 after the impairment:
 1. Prepaid or accrued lease payments
 2. The remaining balance of any lease incentives received, which is the amount of the gross lease incentives received net of amounts recognized previously as part of the single lease cost described in paragraph 842-20-25-6(a)
 3. Unamortized **initial direct costs**
 4. Impairment of the right-of-use asset.

842-20-35-4

After the **commencement date**, a **lessee** shall remeasure the **lease liability** to reflect changes to the **lease payments** as described in paragraphs 842-10-35-4 through 35-5. A lessee shall recognize the amount of the remeasurement of the lease liability as an adjustment to the **right-of-use asset**. However, if the carrying amount of the right-of-use asset is reduced to zero, a lessee shall recognize any remaining amount of the remeasurement in profit or loss.

Recognition**842-20-25-6**

After the **commencement date**, a **lessee** shall recognize all of the following in profit or loss, unless the costs are included in the carrying amount of another asset in accordance with other Topics:

- a. A single lease cost, calculated so that the remaining cost of the **lease** (as described in paragraph 842-20-25-8) is allocated over the remaining **lease term** on a straight-line basis unless another systematic and rational basis is more representative of the pattern in which benefit is expected to be derived from the right to use the **underlying asset** (see paragraph 842-20-55-3), unless the **right-of-use asset** has been impaired in accordance with paragraph 842-20-35-9, in which case the single lease cost is calculated in accordance with paragraph 842-20-25-7
- b. **Variable lease payments** not included in the **lease liability** in the period in which the obligation for those payments is incurred (see paragraphs 842-20-55-1 through 55-2)
- c. Any impairment of the right-of-use asset determined in accordance with paragraph 842-20-35-9.

842-20-25-8

Throughout the lease term, the remaining cost of an **operating lease** for which the right-of-use asset has not been impaired consists of the following:

- a. The total **lease payments** (including those paid and those not yet paid), reflecting any adjustment to that total amount resulting from either a remeasurement in accordance with paragraphs 842-10-35-4 through 35-5 or a **lease modification**; plus
- b. The total **initial direct costs** attributable to the lease; minus
- c. The periodic lease cost recognized in prior periods.

4.2.2.1 Subsequent measurement of lease liabilities – operating leases

After lease commencement, a lessee measures the lease liability for an operating lease at the present value of the remaining lease payments using the discount rate determined at lease commencement, as long as the discount rate hasn't been updated as a result of a reassessment event (refer to section 2.5.3, *Reassessment of the discount rate*).

4.2.2.2 Subsequent measurement of right-of-use assets – operating leases

A lessee subsequently measures the right-of-use asset for an operating lease at the amount of the remeasured lease liability (i.e., the present value of the remaining lease payments), adjusted for the remaining balance of any lease incentives received, any cumulative prepaid or accrued rent if the lease payments are uneven throughout the lease term and any unamortized initial direct costs. If the right-of-use asset becomes impaired, refer to section 4.2.3, *Expense recognition – operating leases*.

The FASB indicated in the Basis for Conclusions (BC 253) of ASU 2016-02 that the carrying amount of the right-of-use asset for an operating lease is intended to approximate the present value of the remaining benefits to the lessee at each measurement date. Therefore, the subsequent measurement of the right-of-use asset reflects the subsequent measurement of the lease liability (i.e., the present value of the remaining lease payments), adjusted for the effect of uneven lease payments.

ASC 842 requires the right-of-use asset for an operating lease to be subsequently measured using the lease liability balance, adjusted for the effect of uneven lease payments, assuming there is no impairment. Therefore, the right-of-use asset is effectively a “plug” necessary to achieve straight-line expense recognition for operating leases.

ASC 842 does not address the accounting for lease incentives that are contingently receivable by the lessee at the lease commencement date (i.e., lease incentives that are not received or receivable until the occurrence of an event subsequent to lease commencement). Examples include reimbursements for moving costs or leasehold improvements that become receivable by the lessee when the lessee incurs these costs. Refer to section 2.4.1.2, *Lease incentives*, for a discussion of lease incentives, including the timing of recognition of contingently receivable incentives.

4.2.3 Expense recognition – operating leases

Lessees recognize the following items for operating leases:

- ▶ A single lease cost
- ▶ Variable lease payments that are not included in the lease liability (i.e., variable lease payments that do not depend on an index or rate)
- ▶ Changes to variable lease payments that depend on an index or rate

- ▶ Impairment of the right-of-use asset (refer to section 4.2.5, *Impairment of right-of-use assets in operating leases*)

To clarify, a lessee's lease cost includes both amounts recognized in profit or loss during the period and any amounts capitalized as part of the cost of another asset in accordance with other applicable guidance, such as ASC 330.

Single lease cost

After lease commencement, a lessee recognizes a single lease cost for an operating lease on a straight-line basis. This is consistent with the concept of the lessee paying to use the asset during the lease term rather than paying to finance the acquisition of the underlying asset in a finance lease. The single lease cost for an operating lease differs from the cost for a finance lease (i.e., a lessee separately recognizes interest on the finance lease liability and amortization on the finance lease right-of-use asset).

Absent an impairment of the right-of-use asset, the single lease cost is calculated so that the remaining cost of the lease is allocated over the remaining lease term on straight-line basis unless another systematic and rational basis is more representative of the pattern in which benefit is expected to be derived from the right to use the underlying asset.

The remaining cost of the lease is calculated as:

- ▶ Total lease payments (including those previously paid and not yet paid)
- ▶ Plus total lessee initial direct costs (attributable to the lease)
- ▶ Minus the periodic lease cost recognized in prior periods
- ▶ Total lease payments are adjusted to reflect changes that arise from a lease modification (i.e., a change to the terms and conditions of the contract that results in a change in the scope of or consideration for the lease) or the remeasurement of the lease liability not recognized in profit or loss at the date of remeasurement (e.g., a change in lease term). Refer to section 4.5, *Remeasurement of lease liabilities and right-of-use assets – operating and finance leases*.

Pattern of benefit from use of the underlying asset

Excerpt from Accounting Standards Codification

Leases – Lessee

Implementation Guidance and Illustrations

842-20-55-3

This Subtopic considers the right to control the use of the **underlying asset** as the equivalent of physical use. If the **lessee** controls the use of the underlying asset, recognition of **lease cost** in accordance with paragraph 842-20-25-6(a) or amortization of the **right-of-use asset** in accordance with paragraph 842-20-35-7 should not be affected by the extent to which the lessee uses the underlying asset.

Operating lease agreements may specify scheduled rent increases over the lease term (refer to section 2.3, *Lease term and purchase options*) or periods during the lease term for which rent payments are not required (i.e., rent holidays). Uneven rental payments (increases, decreases or holidays) are often designed to provide an inducement for the lessee, to reflect the anticipated effects of inflation, to ease the lessee's near-term cash flow requirements or to acknowledge the time value of money. For operating leases that include uneven rental payments, rental expense should be recognized by a lessee on a straight-line basis over the lease term unless another systematic and rational allocation basis is more representative of the time pattern in which a benefit is expected to be derived from the right to use the

underlying asset, unless the right-of-use asset becomes impaired (refer to section 4.2.5, *Impairment of right-of-use assets in operating leases*). Using factors such as the time value of money or anticipated inflation is inappropriate because these factors do not relate to the physical usage of the underlying asset.

Lease agreements may include scheduled rent increases designed to accommodate the lessee's projected physical use of the underlying asset. For example, rents may escalate in contemplation of the lessee's physical use of the underlying asset even though the lessee takes possession of or controls the physical use of the underlying asset at commencement.

It is important to note the standard emphasizes the benefit from the "right to use" as opposed to how the lessee is expected to use the underlying asset. If rents escalate in contemplation of the lessee's physical use of the underlying asset but the lessee takes possession of or controls the physical use of the underlying asset at the beginning of the lease term, all rental payments, including the escalated rents, should be recognized as rental expense on a straight-line basis starting with the beginning of the lease term (i.e., rent expense is not affected by the extent to which the lessee uses the asset).

The application of the guidance above to an operating lease with uneven rental payments that are not representative of the pattern in which benefit is expected to be derived from the right to use the underlying asset results in prepaid or accrued rentals. If the lessee purchases the leased asset prior to the expiration of the lease term, any prepaid or accrued rentals should be included in the determination of the purchase price of the asset (refer to section 4.8.2, *Purchase of a leased asset during the lease term*, for further discussion). If the lease agreement is extended, lessees should apply the guidance in section 4.6, *Lease modifications*.

Variable lease payments

Excerpt from Accounting Standards Codification

Leases – Lessee

Implementation Guidance and Illustrations

842-20-55-1

A lessee should recognize costs from **variable lease payments** (in annual periods as well as in interim periods) before the achievement of the specified target that triggers the variable lease payments, provided the achievement of that target is considered **probable**.

842-20-55-2

Variable lease costs recognized in accordance with paragraph 842-20-55-1 should be reversed at such time that it is probable that the specified target will not be met.

After the commencement date, lessees also recognize as part of lease-related cost any variable lease payments not included in the operating lease liability. Variable lease payments are recognized in the period in which the achievement of the specified target that triggers the variable lease payments becomes probable. Any recognized variable lease costs are reversed if it becomes probable that the specified target will no longer be met. Refer to section 2.9, *Variable lease payments*, for a discussion of variable lease payments that do not depend on an index or rate.

Impairment of the right-of-use asset

If a lessee determines that a right-of-use asset is impaired, it recognizes an impairment loss and measures the right-of-use asset at its carrying amount immediately after the impairment. Following an impairment, the single lease cost is calculated in the manner described in section 4.2.5, *Impairment of right-of-use assets in operating leases*.

4.2.4 Example – lessee accounting for an operating lease

Illustration 4-3 Lessee accounting for an operating lease

Entity L (lessee) makes a payment of \$5,000 to an existing tenant to obtain a lease and enters into a three-year lease of the same office space that it concludes is an operating lease. Entity L agrees to make the following annual payments at the end of each year: \$10,000 in Year 1, \$12,000 in Year 2 and \$14,000 in Year 3. Entity L concludes that the \$5,000 payment to the former tenant qualifies as an initial direct cost (IDC). For simplicity, there are no purchase options, payments to the lessor before the lease commencement date, variable payments based on an index or rate, or lease incentives from the lessor. The initial measurement of the right-of-use asset and lease liability is \$33,000 using a discount rate of 4.235%. Entity L uses its incremental borrowing rate because the rate implicit in the lease cannot be readily determined. Entity L calculates that the annual straight-line lease expense is \$12,000 per year $[(\$10,000 + \$12,000 + \$14,000) \div 3]$.

Analysis: At lease commencement, Entity L would recognize the right-of-use asset and lease liability:

Right-of-use asset	\$	38,000	
Lease liability			\$ 33,000
Cash			5,000

To initially recognize the right-of-use asset, lease liability and the payment that qualifies as an IDC.

The following journal entries would be recorded in Year 1:

Lease expense	\$	12,000	
Right-of-use asset (accrued rent)			\$ 2,000
Cash			\$ 10,000

To record lease expense and adjust the right-of-use asset for the difference between cash paid and straight-line lease expense (i.e., accrued rent).

Lease expense (amortization of IDC)	\$	1,667	
Right-of-use asset (amortization of IDC)			\$ 1,667

To record amortization of the IDC ($\$5,000 \div 3 \text{ years} = \$1,667$).

Lease liability	\$	8,602	
Right-of-use asset			\$ 8,602

To adjust the lease liability to the present value of the remaining lease payments with an offset to the right-of-use asset. The adjustment of \$8,602 is calculated as the initially recognized lease liability (\$33,000) less the present value of remaining lease payments (\$24,398) at the end of Year 1.

A summary of the lease contract's accounting (assuming no changes due to reassessment, lease modification or impairment) is as follows:

	Initial	Year 1	Year 2	Year 3
Cash lease payments:		\$ 10,000	\$ 12,000	\$ 14,000
<i>Income statement:</i>				
Periodic lease expense (straight-line)		12,000	12,000	12,000
Amortization of IDC		<u>1,667</u>	<u>1,667</u>	<u>1,666</u>
Total lease expense		<u>\$ 13,667</u>	<u>\$ 13,667</u>	<u>\$ 13,666</u>
Prepaid (accrued) rent for period		<u>\$ (2,000)</u>	<u>\$ —</u>	<u>\$ 2,000</u>
<i>Balance sheet:</i>				
Lease liability	\$ (33,000)	\$ (24,398)	\$ (13,431)	\$ —
Right-of-use asset				
Lease liability	\$ 33,000	\$ 24,398	\$ 13,431	\$ —
Unamortized IDC	5,000	3,333	1,666	—
Prepaid/(accrued) rent (cumulative)	<u>—</u>	<u>(2,000)</u>	<u>(2,000)</u>	<u>—</u>
	<u>\$ 38,000</u>	<u>\$ 25,731</u>	<u>\$ 13,097</u>	<u>\$ —</u>

Immaterial differences may arise in the recomputation of amounts in the example above due to rounding.

Refer to section 4.3.5, *Example – lessee accounting for a finance lease*, for a table that illustrates the similarities and differences in the accounting for an operating lease and a finance lease.

4.2.5

Impairment of right-of-use assets in operating leases (updated January 2019)

Excerpt from Accounting Standards Codification

Leases – Lessee

Subsequent Measurement

842-20-35-9

A lessee shall determine whether a **right-of-use asset** is impaired and shall recognize any impairment loss in accordance with Section 360-10-35 on impairment or disposal of long-lived assets.

A lessee's right-of-use asset in an operating or finance lease is subject to the impairment guidance in ASC 360, *Property, Plant, and Equipment* (for guidance on impairment of right-of-use assets in finance leases refer to section 4.3, *Finance leases*). The FASB indicated in the Basis for Conclusions (BC 255) of ASU 2016-02 that the impairment model in ASC 360 is appropriate to apply to a lessee's right-of-use assets because these assets are long-lived nonfinancial assets and should be accounted for the same way as an entity's other long-lived nonfinancial assets. This treatment is intended to give users of the financial statements comparable information about all of an entity's long-lived nonfinancial assets.

ASC 360 requires three steps to identify, recognize and measure the impairment of a long-lived asset (asset group) to be held and used:

- ▶ Indicators of impairment (Step 1) – Consider whether impairment indicators are present.
- ▶ Test for recoverability (Step 2) – If indicators of impairment are present, perform a recoverability test by comparing the sum of the estimated undiscounted cash flows attributable to the long-lived asset (asset group) in question to the carrying amount of the long-lived asset (asset group).

- ▶ Measurement of an impairment (Step 3) – If the undiscounted cash flows used in the test for recoverability are less than the carrying amount of the long-lived asset (asset group), determine the fair value of the long-lived asset (asset group) and recognize an impairment loss if the carrying amount of the long-lived asset (asset group) exceeds its fair value.

ASC 360 defines an asset group as “the unit of accounting for a long-lived asset or assets to be held and used, which represents the lowest level for which identifiable cash flows are largely independent of the cash flows of other groups of assets and liabilities.”

Determining the appropriate level for grouping long-lived assets will require consideration of the facts and circumstances and an understanding of the entity’s business. We believe the impairment test for right-of-use assets often will be performed at an asset-group level with any impairment allocated among the long-lived asset or assets of the group in accordance with ASC 360.

4.2.5.1 Test for recoverability (Step 2)

ASC 360 provides principles for evaluating long-lived assets for impairment, but it does not specifically address how operating lease liabilities and future cash outflows for lease payments should be considered in the recoverability test. Under ASC 360, financial liabilities (e.g., long-term debt) generally are excluded from an asset group and operating liabilities (e.g., accounts payable) generally are included. Financial liabilities generally are excluded because when the FASB was deliberating Statement 144 (later codified in ASC 360), it indicated that how an entity capitalizes or finances its operations should not influence the recognition of an impairment loss (see B34 of Statement 144). ASC 360 requires an entity to exclude asset retirement obligation (ARO) liabilities from an asset group and to exclude estimated future cash outflows associated with ARO liabilities from both the recoverability test (Step 2) and measurement of an impairment (Step 3).

ASC 842 characterizes operating lease liabilities as operating liabilities. In the Basis for Conclusions (BC264) of ASU 2016-02, the FASB noted that while both operating and finance lease liabilities are financial liabilities, finance lease liabilities are the equivalent of debt, and operating lease liabilities are operating in nature and not “debt like.”

Because operating lease liabilities may be viewed as having attributes of finance liabilities as well as operating liabilities, we believe it is acceptable for a lessee to either include or exclude operating lease liabilities from an asset group when testing whether the carrying amount of an asset group is recoverable. A lessee should apply its approach (i.e., include or exclude operating lease liabilities) consistently for all operating leases and when performing Steps 2 and 3 of the impairment model in ASC 360 (refer to section 4.2.5.2, *Measurement of an impairment (Step 3)*, for guidance on measurement of an impairment loss).

In some cases, including operating lease liabilities in an asset group may result in the long-lived asset (asset group) having a zero or negative carrying amount. For example, this may occur if a lessee receives lease incentives or has back-loaded lease payments, both of which would result in reductions to the lessee’s right-of-use assets. In these cases, a lessee is still required to test whether the carrying amount of the asset group is recoverable and, if not recoverable, measure the asset group for impairment.

Undiscounted future cash flows

The FASB staff said in response to a technical inquiry that if a lessee includes an operating lease liability as part of the carrying amount of the asset group, only the principal component of future lease payments would be included as an outflow in the undiscounted future cash flows used to test recoverability of the asset group. That is, the lessee would include the future cash lease payments for the lease, excluding the component that effectively represents the accretion of the lease liability (even though interest expense is not recognized separately for an operating lease). As a result, we believe a lessee’s decision to include or exclude operating lease liabilities from an asset group generally should not affect the outcome of its recoverability test (refer to Illustration 4-4).

In summary, if a lessee includes operating lease liabilities in its asset group, it should include only the principal component of future cash lease payments in the undiscounted future cash flows. If it excludes operating lease liabilities from its asset group, it should exclude all future cash lease payments for the lease.

The standard requires lessees to exclude certain variable lease payments from lease payments and, therefore, from the measurement of a lessee's lease liabilities. Because these payments do not reduce a lessee's lease liability, we believe the variable payments a lessee expects to make should be included in a lessee's estimate of undiscounted cash flows in the recoverability test (Step 2) regardless of whether the lessee includes or excludes operating lease liabilities from the asset group. How these payments are included in the lessee's estimate of future cash flows will depend on the cash flow estimation approach (e.g., probability-weighted, best estimate) it uses. We also believe such variable payments should be included when determining the fair value in Step 3 if the lessee uses a discounted cash flow approach.

As a reminder, a lessee uses its own assumptions to develop estimates of future cash flows in Step 2. This differs from the approach in Step 3 where the lessee measures fair value of the asset group based on market participant assumptions.

Refer to our FRD, *Impairment or disposal of long-lived assets*, for further discussion of evaluating assets for impairment in accordance with ASC 360.

Illustration 4-4 Recoverability test for an asset group that is held and used

On 1 January 20X1, retailer (Lessee) leases space from the owner of a shopping center (Lessor) for 10 years. Under the terms of the agreement, Lessee agrees to pay fixed payments payable on 31 December of each year starting at \$10,000 and increasing 2% each year.

Assume the lease is classified as an operating lease, and Lessee's incremental borrowing rate is 4%. Lessee determines that the appropriate level at which to group assets to test for and measure impairment of long-lived assets is at the store level.

On 1 January 20X4, Lessee identifies a change in circumstances that indicates the carrying amount of the asset group may not be recoverable and performs a recoverability test. On this date, assume that the carrying amount of the asset group, excluding the operating lease liability, is \$500,000 and the carrying amount of the operating lease liability is \$67,436 (calculation not shown). Also, assume that the cash flow estimation period is seven years and that the undiscounted future expected cash flows per year, excluding lease payments, are \$75,000 per year.

Scenario 1

Lessee excludes the operating lease liability from the asset group when determining the carrying amount of the asset group and, therefore, excludes the cash outflows for lease payments in determining the undiscounted future expected cash flows of the asset group.

Year	Undiscounted future expected cash flows (before lease payments)	Total
1	\$ 75,000	\$ 75,000
2	\$ 75,000	\$ 75,000
3	\$ 75,000	\$ 75,000
4	\$ 75,000	\$ 75,000
5	\$ 75,000	\$ 75,000
6	\$ 75,000	\$ 75,000
7	\$ 75,000	\$ 75,000
	<u>\$ 525,000</u>	<u>\$ 525,000</u>

Carrying amount of asset group (excluding operating lease liability)	\$ 500,000
Total undiscounted future expected cash flows	<u>\$ 525,000</u>
Excess	\$ 25,000
Recoverable? (Yes or No)	Yes

Scenario 2

Lessee includes the operating lease liability in the asset group when determining the carrying amount of the asset group and, therefore, includes the cash outflows for the principal portion of the lease payments in determining the undiscounted future expected cash flows of the asset group.

Year	Undiscounted future expected cash flows (before lease payments)	Lease payments	Add back portion related to accreted interest	Total undiscounted future expected cash flows
1	\$ 75,000	(10,612)	2,697	\$ 67,085
2	\$ 75,000	(10,824)	2,381	\$ 66,557
3	\$ 75,000	(11,041)	2,043	\$ 66,002
4	\$ 75,000	(11,262)	1,683	\$ 65,421
5	\$ 75,000	(11,487)	1,300	\$ 64,813
6	\$ 75,000	(11,717)	893	\$ 64,176
7	<u>\$ 75,000</u>	<u>(11,950)</u>	<u>460</u>	<u>\$ 63,510</u>
	<u>\$ 525,000</u>	<u>(78,893)</u>	<u>11,457</u>	<u>\$ 457,564</u>

Carrying amount of asset group (excluding operating lease liability)	\$ 500,000
Carrying amount of operating lease liability	<u>(67,436)</u>
Carrying amount of asset group (including operating lease liability)	<u>\$ 432,564</u>
Total undiscounted future expected cash flows	<u>\$ 457,564</u>
Excess	\$ 25,000
Recoverable? (Yes or No)	Yes

As shown in Scenario 2, including the operating lease liability in the asset group results in the same outcome as the recoverability test in Scenario 1. This is because by excluding accreted interest from the undiscounted future cash flows both the carrying amount of the asset group and the undiscounted future cash flows are reduced by the existing discounted lease obligation (i.e., \$67,436).

4.2.5.2

Measurement of an impairment (Step 3)

If the undiscounted cash flows used in the recoverability test are less than the carrying amount of the long-lived asset (asset group), an entity is required to determine the fair value of the long-lived asset (asset group) and recognize an impairment loss when the carrying amount of the long-lived asset (asset group) exceeds its fair value.

We believe that if a lessee excludes operating lease liabilities from the asset group when performing the recoverability test, it also should exclude operating lease liabilities from the asset group when measuring the group's fair value. Alternatively, if a lessee includes operating lease liabilities in the asset group when performing the recoverability test, it also should include operating lease liabilities in the asset group when determining the group's fair value.

Regardless of which approach a lessee chooses, we generally do not expect significant differences in the measurement of an impairment loss because we would expect a lessee's estimate of the fair value of the asset group to appropriately reflect whether the asset group includes or excludes operating lease liabilities. For example, consistent with the guidance in ASC 360 for AROs, if a lessee excludes operating lease liabilities from the carrying amount of an asset group but the fair value of the asset group is based on a quoted market price that considers the lessee's obligation to make lease payments, the quoted market price should be increased by the fair value of the operating lease liabilities. Alternatively, if a lessee includes operating lease liabilities in the carrying amount of an asset group but the fair value of the asset group is based on a quoted market price that does not consider the lessee's obligation to make lease payments, the quoted market price should be decreased by the fair value of the operating lease liabilities.

If the fair value of the asset group is determined based on discounted cash flows, the market participant cash flows should be adjusted to align with an entity's decision to include or exclude operating lease liabilities in the carrying amount of the asset group. However, if the carrying amount of the asset group includes operating lease liabilities, the market participant discounted cash flows used to estimate fair value should include both principal and interest payments, unlike the cash flows used in the recoverability test.

While we may not expect including or excluding the lease liability to cause significant differences in the measurement of impairments, measurement differences could exist in some circumstances (e.g., due to decreases in the fair value of the lease liability relative to its carrying amount).

As a reminder, in accordance with ASC 360, an impairment loss for an asset group must reduce only the carrying amounts of a long-lived asset or assets of the group (including lease-related right-of-use assets). The loss must be allocated to the long-lived assets of the group on a pro rata basis using the relative carrying amounts of those assets, except that the loss allocated to an individual long-lived asset of the group must not reduce the carrying amount of that asset below its fair value whenever the fair value is determinable without undue cost and effort (ASC 360-10-35-28). ASC 360 prohibits the subsequent reversal of an impairment loss for an asset held and used.

Illustration 4-5 Measurement of impairment for an asset group that is held and used

On 1 January 20X2, Lessee enters into a five-year lease of an asset. Lease payments are fixed at \$10,000 per year due on 31 December of each year. The lease is classified as an operating lease, and Lessee's incremental borrowing rate is 5%. Assume that Lessee has no other assets or liabilities that should be grouped with the operating lease right-of-use asset and liability for purpose of testing for impairment.

On 1 January 20X4, Lessee identifies a change in circumstances that indicates the carrying amount of the right-of-use asset (\$27,232) may not be recoverable and performs a recoverability test. Lessee determines that the right-of-use asset is not recoverable (i.e., the carrying amount of the right-of-use asset is greater than the related entity-specific gross cash flows) and, therefore, needs to determine whether the carrying amount of the asset exceeds its fair value and, if so, measure and recognize an impairment loss. Lessee determines that the fair value of the right-of-use asset is \$20,000, based on its estimate of the amount a market participant would be willing to pay up front in one payment for the right to use the asset for three years in its highest and best use assuming no additional lease payments would be due.

Scenario 1

Lessee's approach for determining and measuring impairment in long-lived asset groups is to exclude operating lease liabilities from the asset group.

	Carrying amount	Fair value	Measurement impairment loss
ROU asset	\$ 27,232	\$ 20,000	
Lease liability	\$ 0	\$ 0	
	<u>\$ 27,232</u>	<u>\$ 20,000</u>	<u>\$ (7,232)</u>

In Scenario 1, Lessee would recognize an impairment loss of \$7,232, reducing the carrying amount of the right-of-use asset by that amount.

Scenario 2

Assume the same facts as in Scenario 1 except that Lessee's approach for determining and measuring impairment in long-lived asset groups is to include operating lease liabilities in the asset group, which results in the asset group having a carrying amount of zero. Lessee determines that the right-of-use asset is not recoverable because the entity-specific gross cash flows are negative. Also, assume there has not been a significant change in the lessee's credit quality or interest rates since 1 January 20X2 such that the fair value of the lease liability is determined to be the same as its carrying amount (i.e., \$27,232).

	Carrying amount	Fair value	Measured impairment loss
ROU asset	\$ 27,232	\$ 20,000	
Lease liability	\$ (27,232)	\$ (27,232)	
	<u>\$ 0</u>	<u>\$ (7,232)</u>	<u>\$ (7,232)</u>

In Scenario 2, Lessee would recognize an impairment loss of \$7,232, reducing the carrying amount of the right-of-use asset by that amount.

Scenario 3

Assume the same facts as Scenario 1 except that Lessee's approach for determining and measuring impairment in long-lived asset groups is to include operating lease liabilities in the asset group, which results in the asset group having a carrying amount of zero. Lessee determines that the right-of-use asset is not recoverable because the entity-specific gross cash flows are negative. However, further assume that Lessee determines that the fair value of the lease liability is \$30,000 due to a significant improvement in its credit quality since 1 January 20X2.

	Carrying amount	Fair value	Measured impairment loss
ROU asset	\$ 27,232	\$ 20,000	
Lease liability	\$ (27,232)	\$ (30,000)	
	<u>\$ 0</u>	<u>\$ (10,000)</u>	<u>\$ (10,000)</u>

In Scenario 3, Lessee would recognize an impairment loss of \$7,232, reducing the carrying amount of the right-of-use asset by that amount. Although the measured impairment loss for the asset group is \$10,000, Lessee can reduce only the carrying amount of the long-lived assets in the group (i.e., the right-of-use asset) and cannot reduce the carrying amount of that asset below its fair value whenever the fair value is determinable without undue cost and effort.

Scenario 4

Assume the same facts as Scenario 1 except that Lessee's approach for determining and measuring impairment in long-lived asset groups is to include operating lease liabilities in the asset group, which results in the asset group having a carrying amount of zero. Lessee determines that the right-of-use asset is not recoverable because the entity-specific gross cash flows are negative. However, further assume Lessee determines that the fair value of the lease liability is \$15,000 due to a significant deterioration in the lessee's credit quality since 1 January 20X2.

	Carrying amount	Fair value	Measured impairment loss
ROU asset	\$ 27,232	\$ 20,000	
Lease liability	\$ (27,232)	\$ (15,000)	
	<u>\$ 0</u>	<u>\$ 5,000</u>	<u>\$ 0</u>

In Scenario 4, Lessee would not recognize an impairment loss even though the carrying amount of the right-of-use asset exceeds its fair value by \$7,232.

Fair value considerations

ASC 820 is principles-based guidance that establishes a framework for measuring fair value in US GAAP and requires disclosures about the use of fair value measurements. Fair value is defined as “the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.”

Under ASC 820, a fair value measurement of a nonfinancial asset takes into account a market participant’s ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use. Therefore, fair value is a market-based measurement and not an entity-specific measurement. It is determined based on assumptions that market participants would use in pricing the asset or liability. The exit price objective of a fair value measurement applies regardless of the reporting entity’s intent and/or ability to sell the asset or transfer the liability at the measurement date.

When determining the fair value of a right-of-use asset, a lessee should consider what market participants would pay to lease the asset (i.e., what a market participant would pay up front in one payment for the right-of-use asset, assuming no additional lease payments would be due) for its highest and best use, even if that use differs from the current or intended use by the reporting entity. For example, a lessee that currently leases space for use as a grocery store may conclude that the highest and best use of the space by market participants would be to use it as a fitness center.

While the concept of highest and best use of an asset may consider its use in a different condition, the objective of a fair value measurement is to determine the price of the asset in its current form. Therefore, if no market exists for an asset in its current form, but there is a market for the transformed asset, the reporting entity should back out the costs to transform the asset (as well as any associated profit margin) to determine the fair value of the asset in its current condition. That is, a fair value measurement should consider the costs market participants would incur to recondition the asset (after acquiring the asset in its current condition) and the compensation they would expect for this effort.

A contract restriction, which does not allow the lessee to sublease the asset, does not result in a fair value of zero. Instead, a lessee must consider how a market participant would value the right to use the asset with a sublease restriction in a hypothetical sale.

Refer to our FRD, *Impairment or disposal of long-lived assets*, for further discussion of evaluating assets for impairment in accordance with ASC 360 and our FRD, *Fair value measurement*, for further discussion on measuring fair value.

Refer to section 6.3, *Sublessor accounting*, for discussion of evaluating right-of-use assets for impairment when a lessee enters into a sublease.

4.2.5.3 Abandonment of the ROU asset

If a lessee abandons a right-of-use asset or decides to abandon it at a future date (e.g., in 12 months), it reassesses its lease term if any of the conditions in ASC 842-10-35-1 exist (e.g., if the lessee is no longer reasonably certain to exercise a renewal option on the asset it has decided to abandon). If the lease term changes, the lessee also reassesses the lease classification. Refer to section 2.3.6, *Reassessment of lease term and purchase options*, for further guidance.

In accordance with ASC 360, a long-lived asset to be disposed of in a manner other than a sale (e.g., abandonment) is considered held and used until the long-lived asset ceases to be used. Because a decision to abandon a long-lived asset before the end of the lease term is akin to a decision to dispose of a long-lived asset before the initially intended date, the decision to abandon the asset would be viewed as an indicator of impairment for a held and used long-lived asset. Therefore, if a lessee decides to abandon

a right-of-use asset, the lessee should test whether the carrying amount of the right-of-use asset (asset group) is recoverable before abandoning it and, if not recoverable, measure any impairment loss for the right-of-use asset or asset group (i.e., assess for recoverability and record an impairment under the held and used model).

If a lessee abandons or decides to abandon at a future date (e.g., in 12 months) a right-of-use asset that is part of a larger asset group, the lessee should reassess whether its grouping of long-lived assets for purposes of assessing impairment continues to be appropriate. For example, a functionally independent asset that is abandoned (e.g., a building) may no longer be part of an existing asset group. Refer to section 2.3.1, *Grouping long-lived assets to be held and used*, and section 3.1, *Long-lived assets to be abandoned*, of our FRD, *Impairment or disposal of long-lived assets*, for further discussion of grouping of long-lived assets and abandonment of assets, respectively.

Regardless of whether a right-of-use asset is impaired, a lessee that commits to a plan to abandon an operating lease right-of-use asset in the future (e.g., in 12 months) but before the end of the lease term should update its estimate of the useful life of any remaining recognized right-of-use asset. The evaluation of whether a lessee has committed to a plan to abandon a right-of-use asset in the future needs to be based on the facts and circumstances. If the lessee is abandoning its use of an asset temporarily (e.g., a lessee plans to vacate a leased office building for one year as part of a restructuring but intends to reoccupy that facility), the temporary abandonment would not result in a reassessment of the useful life of the related right-of-use asset.

If no impairment is recorded but the useful life is shortened, we believe a lessee would follow the guidance in section 4.2.5.4, *Accounting for an operating lease after an impairment of a right-of-use asset (single lease cost)*, to subsequently account for any remaining right-of-use asset and lease liability and to determine its single lease cost after estimating the useful life of the right-of-use asset. If an impairment is recorded, the lessee measures the right-of-use asset at its carrying amount immediately after the impairment and follows the guidance in section 4.2.5.4, *Accounting for an operating lease after an impairment of a right-of-use asset (single lease cost)*, to subsequently account for any remaining right-of-use asset and lease liability and to determine its single lease cost.

4.2.5.4

Accounting for an operating lease after an impairment of a right-of-use asset (single lease cost)

Excerpt from Accounting Standards Codification

Leases – Lessee

Subsequent Measurement

842-20-35-10

If a right-of-use asset is impaired in accordance with paragraph 842-20-35-9, after the impairment, it shall be measured at its carrying amount immediately after the impairment less any accumulated amortization. A lessee shall amortize, in accordance with paragraph 842-20-25-7 (for an **operating lease**) or paragraph 842-20-35-7 (for a **finance lease**), the right-of-use asset from the date of the impairment to the earlier of the end of the **useful life** of the right-of-use asset or the end of the **lease term**.

Recognition

842-20-25-7

After a right-of-use asset has been impaired in accordance with paragraph 842-20-35-9, the single lease cost described in paragraph 842-20-25-6(a) shall be calculated as the sum of the following:

- a. Amortization of the remaining balance of the right-of-use asset after the impairment on a straight-line basis, unless another systematic basis is more representative of the pattern in which the lessee expects to consume the remaining economic benefits from its right to use the underlying asset

- b. Accretion of the lease liability, determined for each remaining period during the lease term as the amount that produces a constant periodic discount rate on the remaining balance of the liability.

If a lessee determines that an operating lease right-of-use asset is impaired, it recognizes an impairment loss and measures the right-of-use asset at its carrying amount immediately after the impairment. A lessee subsequently amortizes the held for use right-of-use asset, generally on a straight-line basis, from the date of the impairment to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term.

ASC 842 includes the following example of the subsequent accounting for an operating lease following an impairment of the right-of-use asset.

Excerpt from Accounting Standards Codification

Leases – Lessee

Implementation Guidance and Illustrations

Example 5 – Impairment of a Right-of-Use Asset in an Operating Lease

842-20-55-48

Lessee enters into a 10-year lease of a nonspecialized asset. Lease payments are \$10,000 per year, payable in arrears. The lease does not transfer ownership of the underlying asset or grant Lessee an option to purchase the underlying asset. At lease commencement, the remaining economic life of the underlying asset is 50 years, and the fair value of the underlying asset is \$600,000. Lessee does not incur any initial direct costs as a result of the lease. Lessee's incremental borrowing rate is 7 percent, which reflects the fixed rate at which Lessee could borrow the amount of the lease payments in the same currency, for the same term, and with similar collateral as in the lease at commencement. The lease is classified as an operating lease.

842-20-55-49

At the commencement date, Lessee recognizes the lease liability of \$70,236 (the present value of the 10 lease payments of \$10,000, discounted at the rate of 7 percent). Lessee also recognizes a right-of-use asset of \$70,236 (the initial measurement of the lease liability). Lessee determines the cost of the lease to be \$100,000 (the total lease payments for the lease term). The annual lease expense to be recognized is therefore \$10,000 ($\$100,000 \div 10$ years).

842-20-55-50

At the end of Year 3, when the carrying amount of the lease liability and the right-of-use asset are both \$53,893, Lessee determines that the right-of-use asset is impaired in accordance with Section 360-10-35 and recognizes an impairment loss of \$35,000. The right-of-use asset is part of an asset group that Lessee tested for recoverability because of a significant adverse change in the business climate that affects Lessee's ability to derive benefit from the assets within the asset group. The portion of the total impairment loss for the asset group allocated to the right-of-use asset in accordance with paragraph 360-10-35-28 is \$35,000. After the impairment charge, the carrying amount of the right-of-use asset at the end of Year 3 is \$18,893 ($\$53,893 - \$35,000$). Because of the impairment, the total expense recognized in Year 3 is \$45,000 ($\$10,000$ in lease expense + the $\$35,000$ impairment charge). Beginning in Year 4, and for the remainder of the lease term, the single lease cost recognized by Lessee in accordance with paragraphs 842-20-25-6(a) and 842-20-25-7 will equal the sum of the following:

- a. Amortization of the right-of-use asset remaining after the impairment ($\$18,893 \div 7$ years = \$2,699 per year)
- b. Accretion of the lease liability. For example, in Year 4, the accretion is \$3,773 ($\$53,893 \times 7\%$) and, in Year 5, the accretion is \$3,337 ($\$47,665 \times 7\%$).

842-20-55-51

Consequently, at the end of Year 4, the carrying amount of the lease liability is \$47,665 (that is, calculated as either the present value of the remaining lease payments, discounted at 7 percent, or the previous balance of \$53,893 – \$10,000 Year 4 lease payment + the \$3,773 accretion of the lease liability). The carrying amount of the right-of-use asset is \$16,194 (the previous balance of \$18,893 – \$2,699 amortization). Lessee measures the lease liability and the right-of-use asset in this manner throughout the remainder of the lease term.

4.3 Finance leases**4.3.1 Initial measurement – finance leases**

The initial measurement of the lease liabilities and right-of-use assets for finance leases is the same as for operating leases.

4.3.1.1 Initial measurement of lease liabilities – finance leases

At the commencement date (refer to section 2.2, *Commencement date of the lease*), a lessee initially measures the lease liability at the present value of the lease payments to be made over the lease term. Lessees apply the concepts previously described in section 1, *Scope and scope exceptions*, and section 2, *Key concepts*, to identify the lease components and to determine the lease term, lease payments and discount rate as of the commencement date of the lease.

4.3.1.2 Initial measurement of right-of-use assets – finance leases

A lessee initially measures the right-of-use asset at cost, which consists of all of the following:

- ▶ The amount of the initial measurement of the lease liability
- ▶ Any lease payments made to the lessor at or before the commencement date, less any lease incentives received (refer to section 2.4.1.2, *Lease incentives*)
 - ▶ Any initial direct costs incurred by the lessee (refer to section 2.6, *Initial direct costs*)

4.3.2 Subsequent measurement – finance leases**Excerpt from Accounting Standards Codification****Leases – Lessee*****Subsequent Measurement*****842-20-35-1**

After the **commencement date**, for a **finance lease**, a **lessee** shall measure both of the following:

- a. The **lease liability** by increasing the carrying amount to reflect interest on the lease liability and reducing the carrying amount to reflect the **lease payments** made during the period. The lessee shall determine the interest on the lease liability in each period during the **lease term** as the amount that produces a constant periodic discount rate on the remaining balance of the liability, taking into consideration the reassessment requirements in paragraphs 842-10-35-1 through 35-5.
- b. The **right-of-use asset** at cost less any accumulated amortization and any accumulated impairment losses, taking into consideration the reassessment requirements in paragraphs 842-10-35-1 through 35-5.

842-20-35-2

A lessee shall recognize amortization of the right-of-use asset and interest on the lease liability for a finance lease in accordance with paragraph 842-20-25-5.

842-20-35-7

A lessee shall amortize the **right-of-use asset** on a straight-line basis, unless another systematic basis is more representative of the pattern in which the lessee expects to consume the right-of-use asset's future economic benefits. When the **lease liability** is remeasured and the right-of-use asset is adjusted in accordance with paragraph 842-20-35-4, amortization of the right-of-use asset shall be adjusted prospectively from the date of remeasurement.

842-20-35-8

A lessee shall amortize the right-of-use asset from the **commencement date** to the earlier of the end of the **useful life** of the right-of-use asset or the end of the **lease term**. However, if the **lease** transfers ownership of the **underlying asset** to the lessee or the lessee is reasonably certain to exercise an option to purchase the underlying asset, the lessee shall amortize the right-of-use asset to the end of the useful life of the underlying asset.

Recognition**842-20-25-5**

After the **commencement date**, a lessee shall recognize in profit or loss, unless the costs are included in the carrying amount of another asset in accordance with other Topics:

- a. Amortization of the **right-of-use asset** and interest on the **lease liability**
- b. **Variable lease payments** not included in the lease liability in the period in which the obligation for those payments is incurred (see paragraphs 842-20-55-1 through 55-2)
- c. Any impairment of the right-of-use asset determined in accordance with paragraph 842-20-35-9.

Implementation Guidance and Illustrations**842-20-55-1**

A lessee should recognize costs from **variable lease payments** (in annual periods as well as in interim periods) before the achievement of the specified target that triggers the variable lease payments, provided the achievement of that target is considered **probable**.

842-20-55-2

Variable lease costs recognized in accordance with paragraph 842-20-55-1 should be reversed at such time that it is probable that the specified target will not be met.

4.3.2.1**Subsequent measurement of lease liabilities – finance leases**

The FASB indicated in the Basis for Conclusions (BC 223) of ASU 2016-02 that a lease liability for finance leases should be accounted for in a manner similar to other financial liabilities (i.e., on an amortized cost basis). Consequently, the lease liability for finance leases is accreted using an amount that produces a constant periodic discount rate on the remaining balance of the liability (i.e., the discount rate determined at commencement, as long as a reassessment requiring a change in the discount rate has not been triggered) (refer to section 2.5.3, *Reassessment of the discount rate*). Lease payments reduce the lease liability as they are paid.

Periodic lease payments on finance leases are allocated between a reduction of the lease liability and interest expense to produce a constant periodic interest rate on the remaining balance of the lease liability. This will result in a remaining balance of the lease liability at the end of the lease term equal to the amount of any of the following that were included in lease payments used to measure the lease liability (refer to section 2.4, *Lease payments*):

- ▶ The exercise price of a purchase option (refer to section 2.4.3, *The exercise price of a purchase option*)

- ▶ Amounts that it is probable a lessee will owe under a residual value guarantee (refer to section 2.4.6, *Amount it is probable that a lessee will owe under residual value guarantees – lessees only*)
- ▶ A termination penalty (refer to section 2.4.4, *Payments for penalties for terminating a lease*)

While ASC 842 describes the subsequent measurement of a finance lease liability differently from that of an operating lease liability, from a practical perspective, we expect the lease liability balance to be the same. The difference in the expense recognition pattern of an operating lease (i.e., generally straight-line expense) and a finance lease (i.e., generally front-loaded expense) is driven by the subsequent accounting for the right-of-use asset.

4.3.2.2 Subsequent measurement of right-of-use assets – finance leases

Amortization of the right-of-use asset is recognized in a manner consistent with existing guidance for nonfinancial assets that are measured at cost. Lessees amortize the right-of-use asset on a straight-line basis, unless another systematic basis better represents the pattern in which the lessee expects to consume the right-of-use asset's future economic benefits. The right-of-use asset is amortized from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. However, the amortization period is the remaining useful life of the underlying asset if the lessee is reasonably certain to exercise an option to purchase the underlying asset or if the lease transfers ownership of the underlying asset to the lessee by the end of the lease term.

Refer to section 4.3.5, *Example – lessee accounting for a finance lease*, for a comprehensive example.

4.3.3 Expense recognition – finance leases

Lessees recognize the following items for finance leases:

- ▶ Amortization of the right-of-use asset
- ▶ Interest on the lease liability
- ▶ Variable lease payments that are not included in the lease liability (i.e., variable lease payments that do not depend on an index or rate)
- ▶ Changes to variable lease payments that depend on an index or rate
- ▶ Impairment of the right-of-use asset

To clarify, a lessee's lease cost includes both amounts recognized in profit or loss during the period and any amounts capitalized as part of the cost of another asset in accordance with other applicable guidance, such as ASC 330.

Amortization of the right-of-use asset and interest on the lease liability

After the commencement date, a lessee recognizes amortization of the right-of-use asset and separately recognizes interest on the lease liability for a finance lease. The recognition of interest and amortization expense for finance leases is consistent with a view that such leases are effectively installment purchases. That is, the lessee is paying to finance the acquisition of the underlying asset that will be consumed during the lease term.

The total periodic expense (i.e., the sum of interest and amortization expense) of a finance lease is typically higher in the early periods and lower in the later periods. Because a constant interest rate is applied to the lease liability, interest expense decreases as cash payments are made during the lease term and the lease liability decreases. Therefore, more interest expense is incurred in the early periods and less in the later periods. This trend in the interest expense, combined with the straight-line amortization of the right-of-use asset, results in a front-loaded expense recognition pattern. This expense pattern is consistent with the subsequent measurement of capital leases under ASC 840.

Variable lease payments

After the commencement date, lessees also recognize in expense any variable lease payments not included in the finance lease liability in the period in which the achievement of the specified target that triggers the variable lease payments becomes probable. Any recognized variable lease costs are reversed if it becomes probable that the specified target will no longer be met. We believe variable lease costs are most appropriately presented as interest expense (when not otherwise capitalized in the cost of another asset, such as ASC 330). Refer to section 2.9, *Variable lease payments*, for a discussion of variable lease payments that do not depend on an index or rate.

Impairment of the right-of-use asset

If a lessee determines that a finance lease right-of-use asset is impaired, it recognizes an impairment loss and measures the right-of-use asset at its carrying amount immediately after the impairment. A lessee subsequently amortizes, generally on a straight-line basis, the right-of-use asset from the date of the impairment to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. However, the amortization period is the remaining useful life of the underlying asset if the lessee is reasonably certain to exercise an option to purchase the underlying asset or if the lease transfers ownership of the underlying asset to the lessee by the end of the lease term. Refer to section 4.3.4, *Impairment of right-of-use assets in finance leases*, for additional discussion of impairment of right-of-use assets.

4.3.4 Impairment of right-of-use assets in finance leases (updated January 2019)

A lessee's right-of-use asset in an operating or finance lease is subject to the impairment guidance in ASC 360, *Property, Plant, and Equipment* (for guidance on impairment of right-of-use assets in operating leases refer to section 4.2.5, *Impairment of right-of-use assets in operating leases*). The FASB indicated in the Basis for Conclusions (BC 255) of ASU 2016-02 that the impairment model in ASC 360 is appropriate to apply to a lessee's right-of-use assets because these assets are long-lived nonfinancial assets and should be accounted for the same way as an entity's other long-lived nonfinancial assets. This treatment is intended to give users of the financial statements comparable information about all of an entity's long-lived nonfinancial assets.

ASC 360 requires three steps to identify, recognize and measure the impairment of a long-lived asset (asset group) to be held and used:

- ▶ Indicators of impairment (Step 1) – Consider whether impairment indicators are present.
- ▶ Test for recoverability (Step 2) – If indicators of impairment are present, perform a recoverability test by comparing the sum of the estimated undiscounted cash flows attributable to the long-lived asset (asset group) in question to the carrying amount of the long-lived asset (asset group).
- ▶ Measurement of an impairment (Step 3) – If the undiscounted cash flows used in the test for recoverability are less than the carrying amount of the long-lived asset (asset group), determine the fair value of the long-lived asset (asset group) and recognize an impairment loss if the carrying amount of the long-lived asset (asset group) exceeds its fair value.

ASC 360 defines an asset group as “the unit of accounting for a long-lived asset or assets to be held and used, which represents the lowest level for which identifiable cash flows are largely independent of the cash flows of other groups of assets and liabilities.”

Determining the appropriate level for grouping long-lived assets will require consideration of the facts and circumstances and an understanding of the entity's business. We believe the impairment test for right-of-use assets often will be performed at an asset-group level with any impairment allocated among the long-lived asset or assets of the group in accordance with ASC 360.

4.3.4.1 Test for recoverability (Step 2)

ASC 360 provides principles for evaluating long-lived assets for impairment, but it does not specifically address how finance lease liabilities and future cash outflows for lease payments should be considered in the recoverability test. Under ASC 360, financial liabilities (e.g., long-term debt) generally are excluded from an asset group and operating liabilities (e.g., accounts payable) generally are included. Financial liabilities generally are excluded because when the FASB was deliberating Statement 144 (later codified in ASC 360), it indicated that how an entity capitalizes or finances its operations should not influence the recognition of an impairment loss (see B34 of Statement 144). In the Basis for Conclusions (BC264) of ASU 2016-02, the FASB noted that while both operating and finance lease liabilities are financial liabilities, finance lease liabilities are the equivalent of debt, and operating lease liabilities are operating in nature and not “debt like.” Therefore, we believe it would be most appropriate to exclude finance lease liabilities from an asset group when testing whether the asset group is recoverable and measuring the fair value of the asset group.

A lessee should apply its approach (i.e., to include or exclude finance lease liabilities) consistently for all finance leases and when performing Steps 2 and 3 of the impairment model in ASC 360 (refer to section 4.3.4.2, *Measurement of an impairment (Step 3)*, for guidance on measurement of an impairment loss).

Undiscounted future cash flows

A lessee that excludes finance lease liabilities from its asset group should exclude all future cash lease payments in the undiscounted future cash flows. If a lessee includes finance lease liabilities in its asset group, only the principal component of future lease payments would be included as an outflow in the undiscounted future cash flows used to test recoverability of the asset group. That is, the lessee would include the future cash lease payments for the lease, excluding the component that effectively represents the accretion of the lease liability.

The standard requires lessees to exclude certain variable lease payments from lease payments and, therefore, from the measurement of the lessee’s lease liabilities. Because these payments do not reduce a lessee’s lease liability, we believe the variable payments a lessee expects to make should be included in a lessee’s estimate of undiscounted cash flows in the recoverability test (Step 2) regardless of whether the lessee includes or excludes finance lease liabilities from the asset group. How these payments are included in the lessee’s estimate of future cash flows will depend on the cash flow estimation approach (e.g., probability-weighted, best estimate) it uses. We also believe such variable lease payments should be included when determining the fair value in Step 3 if the lessee uses a discounted cash flow approach.

As a reminder, a lessee uses its own assumptions to develop estimates of future cash flows in Step 2. This differs from the approach in Step 3, where a lessee measures the fair value of the asset group based on market participant assumptions.

Refer to our FRD, *Impairment or disposal of long-lived assets*, for further discussion of evaluating assets for impairment in accordance with ASC 360.

4.3.4.2 Measurement of an impairment (Step 3)

If the undiscounted cash flows used in the recoverability test are less than the carrying amount of the long-lived asset (asset group), an entity is required to determine the fair value of the long-lived asset (asset group) and recognize an impairment loss when the carrying amount of the long-lived asset (asset group) exceeds its fair value.

We believe that if a lessee excludes finance lease liabilities from the asset group when performing the recoverability test, it also should exclude finance lease liabilities from the asset group when measuring the group’s fair value.

As a reminder, in accordance with ASC 360, an impairment loss for an asset group must reduce only the carrying amounts of a long-lived asset or assets of the group (including lease-related right-of-use assets). The loss must be allocated to the long-lived assets of the group on a pro rata basis using the relative carrying amounts of those assets, except that the loss allocated to an individual long-lived asset of the group must not reduce the carrying amount of that asset below its fair value whenever the fair value is determinable without undue cost and effort (ASC 360-10-35-28). ASC 360 prohibits the subsequent reversal of an impairment loss for an asset held and used.

Refer to section 4.2.5.2, *Measurement of an impairment (Step 3)*, for fair value considerations that apply to right-of-use assets in both operating and finance leases.

4.3.4.3 **Abandonment of the ROU asset**

If a lessee abandons a right-of-use asset or decides to abandon it at a future date (e.g., in 12 months), it reassesses its lease term if any of the conditions in ASC 842-10-35-1 exist (e.g., if the lessee is no longer reasonably certain to exercise a renewal option on the asset it has decided to abandon). If the lease term changes, the lessee also reassesses the lease classification. Refer to section 2.3.6, *Reassessment of lease term and purchase options*, for further guidance.

In accordance with ASC 360, a long-lived asset to be disposed of in a manner other than a sale (e.g., abandonment) is considered held and used until the long-lived asset ceases to be used. Because a decision to abandon a long-lived asset before the end of the lease term is akin to a decision to dispose of a long-lived asset before the initially intended date, the decision to abandon the asset would be viewed as an indicator of impairment for a held and used long-lived asset. Therefore, if a lessee decides to abandon a right-of-use asset, the lessee should test whether the carrying amount of the right-of-use asset (asset group) is recoverable before abandoning it and, if it is not recoverable, measure any impairment loss for the right-of-use asset or asset group (i.e., assess for recoverability and record an impairment under the held and used model).

If a lessee abandons or decides to abandon at a future date (e.g., in 12 months) a right-of-use asset that is part of a larger asset group, the lessee should reassess whether its grouping of long-lived assets for purposes of assessing impairment continues to be appropriate. For example, a functionally independent asset that is abandoned (e.g., a building) may no longer be part of an existing asset group. Refer to section 2.3.1, *Grouping long-lived assets to be held and used*, and section 3.1, *Long-lived assets to be abandoned*, of our FRD, *Impairment or disposal of long-lived assets*, for further discussion of grouping long-lived assets and abandonment of assets, respectively.

Regardless of whether a right-of-use asset is impaired, if a lessee commits to a plan to abandon a finance lease right-of-use asset in the future (e.g., in 12 months) but before the end of the lease term, the lessee should update its estimate of the useful life of the right-of-use asset. The evaluation of whether a lessee has committed to a plan to abandon a right-of-use asset in the future needs to be based on facts and circumstances. If the lessee is abandoning its use of an asset temporarily (e.g., a lessee vacates a leased office building for one year as part of a restructuring but intends to reoccupy that facility), the temporary abandonment would not result in a reassessment of the useful life of the related right-of-use asset.

If no impairment is recorded but the useful life is shortened, we believe a lessee would follow the guidance in section 4.3.4.4, *Accounting for a finance lease after an impairment of an ROU asset*, to subsequently account for any remaining right-of-use asset after updating its estimate of the useful life of the right-of-use asset. If an impairment is recorded, the lessee measures the right-of-use asset at its carrying amount immediately after the impairment and follows the guidance in section 4.3.4.4, *Accounting for a finance lease after an impairment of an ROU asset*, to subsequently account for any remaining right-of-use asset. Absent a modification, there is no change in how the lessee accounts for the lease liability throughout the remainder of the lease term.

4.3.4.4 Accounting for a finance lease after an impairment of an ROU asset

Excerpt from Accounting Standards Codification

Leases – Lessee

Subsequent Measurement

842-20-35-10

If a right-of-use asset is impaired in accordance with paragraph 842-20-35-9, after the impairment, it shall be measured at its carrying amount immediately after the impairment less any accumulated amortization. A lessee shall amortize, in accordance with paragraph 842-20-25-7 (for an **operating lease**) or paragraph 842-20-35-7 (for a **finance lease**), the right-of-use asset from the date of the impairment to the earlier of the end of the **useful life** of the right-of-use asset or the end of the **lease term**.

If a lessee determines that a finance lease right-of-use asset is impaired, it recognizes an impairment loss and measures the right-of-use asset at its carrying amount immediately after the impairment. A lessee subsequently amortizes, generally on a straight-line basis, the right-of-use asset from the date of the impairment to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. However, the amortization period is the remaining useful life of the underlying asset if the lessee is reasonably certain to exercise an option to purchase the underlying asset or if the lease transfers ownership of the underlying asset to the lessee by the end of the lease term. Refer to section 4.2.5, *Impairment of right-of-use assets in operating leases*, for additional discussion of impairment of right-of-use assets.

4.3.5 Example – lessee accounting for a finance lease

Illustration 4-6 Lessee accounting for a finance lease

Entity H (lessee) makes a payment of \$5,000 to an existing tenant to obtain a lease and enters into a three-year lease of the same equipment that it concludes is a finance lease because the lease term is for a major part of the remaining economic life of the underlying asset (also three years). Entity H agrees to make the following annual payments at the end of each year: \$10,000 in Year 1, \$12,000 in Year 2 and \$14,000 in Year 3. Entity H concludes that the \$5,000 payment to the former tenant qualifies as an IDC. For simplicity, there are no purchase options, payments to the lessor before the lease commencement date, variable payments based on an index or rate, or lease incentives from the lessor. The initial measurement of the right-of-use asset and lease liability is \$33,000 (present value of lease payments using a discount rate of 4.235%). Entity H uses its incremental borrowing rate because the rate implicit in the lease cannot be readily determined. Entity H amortizes the right-of-use asset on a straight-line basis over the lease term.

Analysis: At lease commencement, Entity H would recognize the right-of-use asset and lease liability:

Right-of-use asset	\$	38,000	
Lease liability			\$ 33,000
Cash			5,000
<i>To initially recognize the right-of-use asset, lease liability and payments that qualify as an IDC.</i>			
▶ The following journal entries would be recorded in Year 1:			
Interest expense	\$	1,398	
Lease liability			\$ 1,398
<i>To record interest expense and accrete the lease liability using the interest method (\$33,000 x 4.235%)</i>			
Amortization expense	\$	11,000	
Right-of-use asset			\$ 11,000
<i>To record amortization expense on the right-of-use asset (\$33,000 ÷ 3 years)</i>			

Amortization expense for IDC	\$ 1,667	
Right-of-use asset		\$ 1,667
<i>To record the amortization of the IDC (\$5,000 ÷ 3 years)</i>		
Lease liability	\$ 10,000	
Cash		\$ 10,000
<i>To record lease payment</i>		

A summary of the lease contract's accounting (assuming no changes due to reassessment, lease modification or impairment) is as follows:

	Initial	Year 1	Year 2	Year 3
Cash lease payments		\$ 10,000	\$ 12,000	\$ 14,000
<i>Lease expense recognized</i>				
Interest expense		\$ 1,398	\$ 1,033	\$ 569
Amortization expense		<u>12,667</u>	<u>12,667</u>	<u>12,666</u>
Total periodic expense		<u>\$ 14,065</u>	<u>\$ 13,700</u>	<u>\$ 13,235</u>
<i>Balance sheet</i>				
Right-of-use asset	\$ 38,000	\$ 25,333	\$ 12,666	\$ -
Lease liability	\$ (33,000)	\$ (24,398)	\$ (13,431)	\$ -

Immaterial differences may arise in the recomputation of amounts in the example above due to rounding.

Illustration 4-7 Comparing a lessee's accounting for finance leases and operating leases

This table illustrates the similarities and differences in accounting for finance (see Illustration 4-6) and operating (see Illustration 4-3) leases:

Finance lease:

Time	Lease liability	Right-of-use asset	Interest expense	Amortization expense	Total expense
Initial	\$ 33,000	\$ 38,000			
Year 1	\$ 24,398	\$ 25,333	\$ 1,398	\$ 12,667	\$ 14,065
Year 2	\$ 13,431	\$ 12,666	1,033	12,667	13,700
Year 3	\$ -	\$ -	<u>569</u>	<u>12,666</u>	<u>13,235</u>
			<u>\$ 3,000</u>	<u>\$ 38,000</u>	<u>\$ 41,000</u>

Operating lease:

Time	Lease liability	Right-of-use asset	Lease expense
Initial	\$ 33,000	\$ 33,000	
Year 1	\$ 24,398	\$ 22,398	\$ 12,000
Year 2	\$ 13,431	\$ 11,431	12,000
Year 3	\$ -	\$ -	<u>12,000</u>
			<u>\$ 36,000</u>

The initial measurement of the right-of-use asset and the lease liability is the same for finance and operating leases. Also, the same total lease expense is recognized over the life of the arrangement, but it is classified differently in the income statement and recognized at different times. A lessee generally recognizes higher periodic lease expense in the earlier periods of a finance lease than it does for an operating lease.

4.4

Master lease agreements

Excerpt from Accounting Standards Codification**Leases – Overall***Implementation Guidance and Illustrations***842-10-55-17**

Under a master lease agreement, the lessee may gain control over the use of additional **underlying assets** during the term of the agreement. If the agreement specifies a minimum number of units or dollar value of equipment, the lessee obtaining control over the use of those additional underlying assets is not a **lease modification**. Rather, the entity (whether a lessee or a **lessor**) applies the guidance in paragraphs 842-10-15-28 through 15-42 when identifying the separate lease components and allocating the **consideration in the contract** to those components. Paragraph 842-10-55-22 explains that a master lease agreement may, therefore, result in multiple **commencement dates**.

842-10-55-18

If the master lease agreement permits the lessee to gain control over the use of additional underlying assets during the term of the agreement but does not commit the lessee to doing so, the lessee's taking control over the use of an additional underlying asset should be accounted for as a lease modification in accordance with paragraphs 842-10-25-8 through 25-18.

Under a master lease agreement, a lessee may gain control over the use of additional underlying assets during the term of the agreement. In certain cases, a master lease agreement may specify a minimum number or value of underlying assets the lessee is required to obtain. For example, a lessee enters into an agreement to obtain the right to lease three floors of a building with an option to lease an additional floor (i.e., the fourth floor).

To the extent that a lessee is required to take a specified minimum quantity or value of the underlying assets, the lessee obtaining control over the use of those additional underlying assets is not a lease modification (i.e., a change to the terms and conditions of a contract that results in a change in the scope of or the consideration for a lease). To identify the separate lease components and allocate the amount of consideration in the master lease agreement attributed to the additional underlying assets, the lessor applies the guidance in ASC 842-10-15-28 through 15-42 (refer to section 1.4, *Identifying and separating lease and non-lease components of a contract and allocating contract consideration*).

To the extent that additional underlying assets beyond the specified minimum are leased under the master lease agreement, the lessee obtaining control over the use of those additional underlying assets is considered a lease modification. Refer to section 4.6, *Lease modifications*, for the accounting of a lease modification.

If a master lease agreement does not include a specified minimum quantity or dollar value, the lessee obtaining control over the use any additional underlying asset is also considered a lease modification. Refer to section 4.6, *Lease modifications*, for the accounting of a lease modification.

4.5 Remeasurement of lease liabilities and right-of-use assets – operating and finance leases

Excerpt from Accounting Standards Codification

Leases – Lessee

Subsequent Measurement

842-20-35-4

After the **commencement date**, a **lessee** shall remeasure the **lease liability** to reflect changes to the **lease payments** as described in paragraphs 842-10-35-4 through 35-5. A lessee shall recognize the amount of the remeasurement of the lease liability as an adjustment to the **right-of-use asset**. However, if the carrying amount of the right-of-use asset is reduced to zero, a lessee shall recognize any remaining amount of the remeasurement in profit or loss.

842-20-35-5

If there is a remeasurement of the lease liability in accordance with paragraph 842-20-35-4, the lessee shall update the **discount rate for the lease** at the date of remeasurement on the basis of the remaining **lease term** and the remaining lease payments unless the remeasurement of the lease liability is the result of one of the following:

- a. A change in the lease term or the assessment of whether the lessee will exercise an option to purchase the **underlying asset** and the discount rate for the lease already reflects that the lessee has an option to extend or terminate the **lease** or to purchase the underlying asset.
- b. A change in amounts **probable** of being owed by the lessee under a **residual value guarantee** (see paragraph 842-10-35-4(c)(3)).
- c. A change in the lease payments resulting from the resolution of a contingency upon which some or all of the **variable lease payments** that will be paid over the remainder of the lease term are based (see paragraph 842-10-35-4(b)).

Leases – Overall

Subsequent Measurement

842-10-35-4

A **lessee** shall remeasure the **lease payments** if any of the following occur:

- a. The **lease** is modified, and that modification is not accounted for as a separate **contract** in accordance with paragraph 842-10-25-8.
- b. A contingency upon which some or all of the **variable lease payments** that will be paid over the remainder of the **lease term** are based is resolved such that those payments now meet the definition of lease payments. For example, an event occurs that results in variable lease payments that were linked to the performance or use of the **underlying asset** becoming fixed payments for the remainder of the lease term. However, a change in a reference index or a rate upon which some or all of the variable lease payments in the contract are based does not constitute the resolution of a contingency subject to (b) (see paragraph 842-10-35-5 for guidance on the remeasurement of variable lease payments that depend on an index or a rate).

- c. There is a change in any of the following:
1. The lease term, as described in paragraph 842-10-35-1. A lessee shall determine the revised lease payments on the basis of the revised lease term.
 2. The assessment of whether the lessee is reasonably certain to exercise or not to exercise an option to purchase the underlying asset, as described in paragraph 842-10-35-1. A lessee shall determine the revised lease payments to reflect the change in the assessment of the purchase option.
 3. Amounts **probable** of being owed by the lessee under **residual value guarantees**. A lessee shall determine the revised lease payments to reflect the change in amounts probable of being owed by the lessee under residual value guarantees.

842-10-35-5

When one or more of the events described in paragraph 842-10-35-4(a) or (c) occur or when a contingency unrelated to a change in a reference index or rate under paragraph 842-10-35-4(b) is resolved, variable lease payments that depend on an index or a rate shall be remeasured using the index or rate as of the date the remeasurement is required.

Lessees are required to remeasure finance and operating lease liabilities when there is a lease modification (i.e., a change to the terms and conditions of the contract that results in a change in the scope of or the consideration for the lease) that is not accounted for as a separate contract. Refer to section 4.6, *Lease modifications*.

Lessees are also required to remeasure finance and operating lease liabilities when any of the following occurs:

- ▶ A resolution of a contingency that is unrelated to a change in a reference index or rate and results in some or all of the payments allocated to the lease component that were previously determined to be variable meeting the definition of a lease payment (e.g., an event occurs that results in variable payments that were linked to the performance or use of the underlying asset becoming fixed payments for the remainder of the lease term)
- ▶ A change in any of the following:
 - ▶ The lease term (refer to section 2.3.1, *Lease term*)
 - ▶ The assessment of whether a lessee is reasonably certain to exercise an option to purchase the underlying asset (refer to section 2.3.2, *Purchase options*)
 - ▶ The amount it is probable the lessee will owe under a residual value guarantee (refer to section 2.4.6, *Amounts it is probable that a lessee will owe under residual value guarantees – lessees only*)

In these cases, a lessee remeasures the lease liability at the reassessment date and adjusts the right-of-use asset by the change in the lease liability. However, if the right-of-use asset is reduced to zero, a lessee recognizes any remaining amount in profit or loss. The FASB indicated in the Basis for Conclusions (BC 225) of ASU 2016-02 that a right-of-use asset that was previously reduced to zero could be remeasured to an amount greater than zero if a reassessment of the lease term or a lessee's purchase option increases the lease liability. However, the FASB observed that a right-of-use asset would generally be measured at zero before the end of the lease term if it has been fully impaired (refer to section 4.2.5, *Impairment of right-of-use assets in operating leases*), and it would be unlikely that a lessee would reassess the lease term upward or conclude that it is reasonably certain to exercise an option to purchase the underlying asset when it has previously concluded the fair value of the right-of-use asset was fully impaired.

The discount rate is also revised at the remeasurement date based on the remaining lease term and lease payments unless the remeasurement of the lease liability is the result of one of the following:

- ▶ A change in the lease term or the assessment of whether the lessee will exercise an option to purchase the underlying asset and the discount rate for the lease already reflects that the lessee has an option to extend or terminate the lease or to purchase the underlying asset
- ▶ A change in the amount it is probable the lessee will owe under a residual value guarantee
- ▶ A resolution of a contingency that results in some or all of the lease payments that were previously determined to be variable meeting the definition of lease payments

Refer to Section 3.5.1, *Summary of lease reassessment and remeasurement requirements*.

4.6

Lease modifications

Excerpt from Accounting Standards Codification

Master Glossary

Lease Modification

A change to the terms and conditions of a **contract** that results in a change in the scope of or the consideration for a **lease** (for example, a change to the terms and conditions of the contract that adds or terminates the right to use one or more underlying assets or extends or shortens the contractual lease term).

If a lease is modified (i.e., a change to the terms and conditions of a contract that results in a change in the scope of or consideration for the lease), the modified contract is evaluated to determine whether it is or contains a lease (refer to section 1.3, *Reassessment of the contract*). If a lease continues to exist, lease modification can result in:

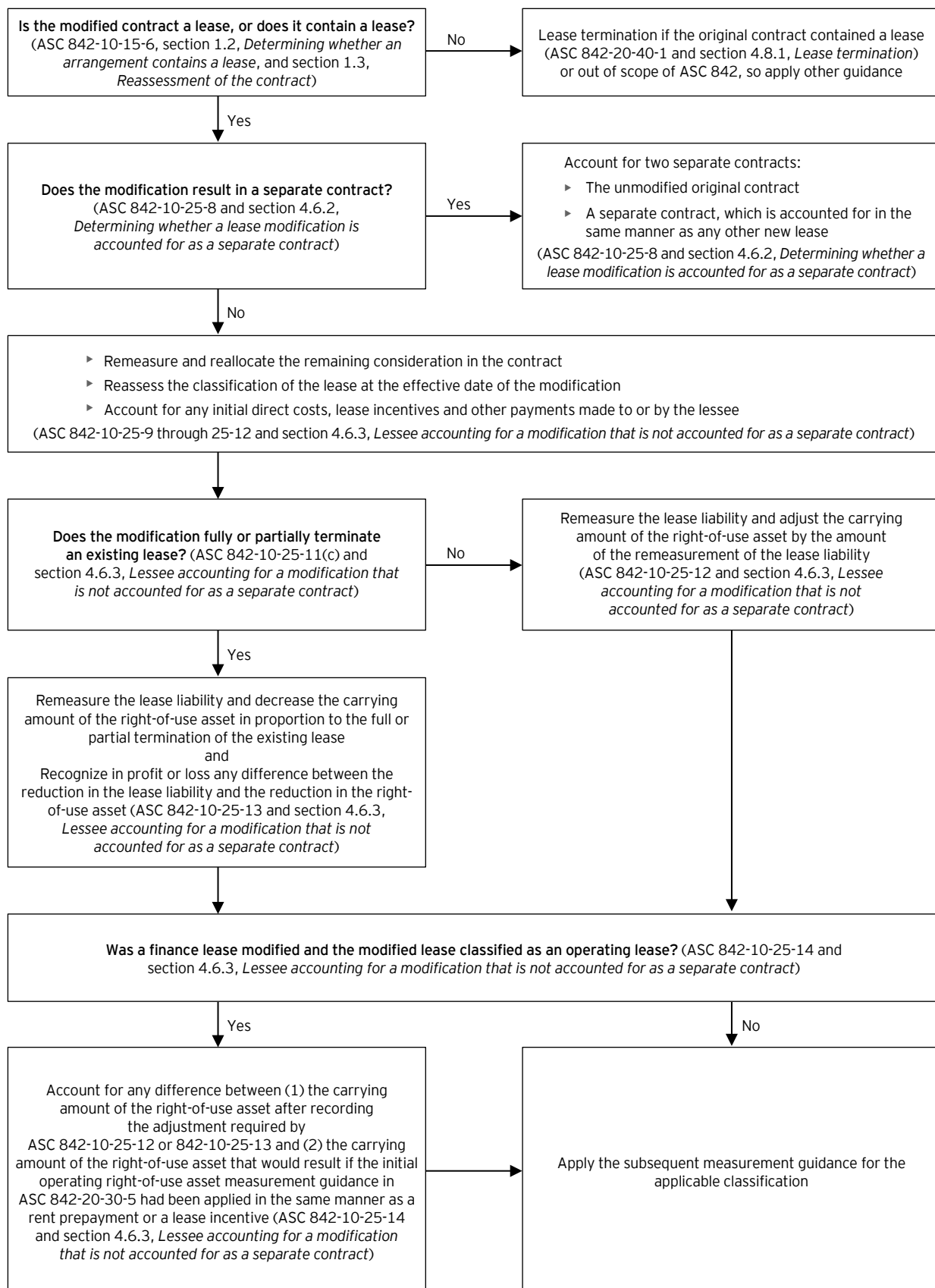
- ▶ A separate contract (refer to section 4.6.2, *Determining whether a lease modification is accounted for as a separate contract*)
- ▶ A change in the accounting for the existing lease and not a separate contract (refer to section 4.6.3, *Lessee accounting for a modification that is not accounted for as a separate contract*)

Refer to section 4.6.1, *Summary of the accounting for lease modifications – lessees*.

The exercise of an existing purchase or renewal option or a change in the assessment of whether such options are reasonably certain to be exercised is not a lease modification but can result in the remeasurement of lease liabilities and right-of-use assets. Refer to section 4.5, *Remeasurement of lease liabilities and right-of-use assets – operating and finance leases*.

4.6.1

Summary of the accounting for lease modifications – lessees



4.6.2 Determining whether a lease modification is accounted for as a separate contract

Excerpt from Accounting Standards Codification

Leases – Overall

Recognition

842-10-25-8

An entity shall account for a modification to a **contract** as a separate contract (that is, separate from the original contract) when both of the following conditions are present:

- a. The modification grants the **lessee** an additional right of use not included in the original **lease** (for example, the right to use an additional asset).
- b. The **lease payments** increase commensurate with the **standalone price** for the additional right of use, adjusted for the circumstances of the particular contract. For example, the standalone price for the lease of one floor of an office building in which the lessee already leases other floors in that building may be different from the standalone price of a similar floor in a different office building, because it was not necessary for a **lessor** to incur costs that it would have incurred for a new lessee.

A lessee accounts for a lease modification (i.e., a change to the terms and conditions of a contract that results in a change in the scope of or consideration for the lease) as a separate contract (i.e., separate from the original contract) when both of the following conditions are met:

- ▶ The modification grants the lessee an additional right of use that is not included in the original lease (e.g., a right to use an additional underlying asset).
- ▶ The lease payments increase commensurate with the standalone price for the additional right of use, adjusted for the circumstances of the particular contract.

If both of these conditions are met, the lease modification results in two separate contracts, the unmodified original contract and a separate new contract. Lessees account for the separate contract that contains a lease in the same manner as other new leases. Refer to Example 15 in ASC 842 that illustrates this concept in section 4.6.5, *Examples – lessees' accounting for lease modifications*.

If both of the conditions are not met, the modified lease is not accounted for as a separate contract. Refer to section 4.6.3, *Lessee accounting for a modification that is not accounted for as a separate contract*.

The FASB indicated in the Basis for Conclusions (BC 176(a)) of ASU 2016-02 that the right to use an additional underlying asset (e.g., an additional floor of a building) will generally be a separate lease component, even if the modification granting that additional right of use does not create a separate contract (i.e., separate from the original contract). To illustrate, if an existing lease for a floor of a building is modified to include a second floor, the right to use the second floor will often be a separate lease component from the right to use the first floor, even if the second floor is not accounted for under a separate contract (e.g., because the increase in lease payments is not commensurate with the standalone price for the additional floor). Refer to section 1.4.1, *Identifying and separating lease components of a contract*, and Example 17 in ASC 842 that illustrates this concept in section 4.6.5, *Examples – lessees' accounting for lease modifications*.

If the lease modification grants the lessee the right to use the existing leased asset for an additional period of time (i.e., a period of time not included in the original lease agreement), the modified lease is not accounted for as a separate contract. In such cases, as indicated in the Basis for Conclusions (BC 176(b)) of ASU 2016-02, the modification only changes an attribute of the lessee's existing right to use the underlying asset that it already controls. This is the case even if the extended term is priced at market. Refer to Example 16 in ASC 842 that illustrates this concept in section 4.6.5.2, *Modification increases the lease term*.

4.6.3 Lessee accounting for a modification that is not accounted for as a separate contract

Excerpt from Accounting Standards Codification

Master Glossary

Effective Date of the Modification

The date that a **lease modification** is approved by both the **lessee** and the **lessor**.

Leases – Overall

Scope and Scope Exceptions

842-10-15-6

An entity shall reassess whether a contract is or contains a lease only if the terms and conditions of the contract are changed.

Recognition

842-10-25-1

An entity shall classify each separate **lease** component at the **commencement date**. An entity shall not reassess the lease classification after the commencement date unless the **contract** is modified and the modification is not accounted for as a separate contract in accordance with paragraph 842-10-25-8. In addition, a **lessee** also shall reassess the lease classification after the commencement date if there is a change in the **lease term** or the assessment of whether the lessee is reasonably certain to exercise an option to purchase the **underlying asset**. When an entity (that is, a lessee or lessor) is required to reassess lease classification, the entity shall reassess classification of the lease on the basis of the facts and circumstances (and the modified terms and conditions, if applicable) as of the date the reassessment is required (for example, on the basis of the **fair value** and the remaining **economic life** of the underlying asset as of the date there is a change in the lease term or in the assessment of a lessee option to purchase the underlying asset or as of the effective date of a modification not accounted for as a separate contract in accordance with paragraph 842-10-25-8).

842-10-25-9

If a lease is modified and that modification is not accounted for as a separate contract in accordance with paragraph 842-10-25-8, the entity shall reassess the classification of the lease in accordance with paragraph 842-10-25-1 as of the **effective date of the modification**.

842-10-25-10

An entity shall account for **initial direct costs**, lease incentives, and any other payments made to or by the entity in connection with a modification to a lease in the same manner as those items would be accounted for in connection with a new lease.

842-10-25-11

A lessee shall reallocate the remaining **consideration in the contract** and remeasure the **lease liability** using a **discount rate for the lease** determined at the **effective date of the modification** if a contract modification does any of the following:

- a. Grants the lessee an additional right of use not included in the original contract (and that modification is not accounted for as a separate contract in accordance with paragraph 842-10-25-8)
- b. Extends or reduces the term of an existing **lease** (for example, changes the **lease term** from five to eight years or vice versa), other than through the exercise of a contractual option to extend or terminate the lease (as described in paragraph 842-20-35-5)
- c. Fully or partially terminates an existing lease (for example, reduces the assets subject to the lease)
- d. Changes the consideration in the contract only.

842-10-25-12

In the case of (a), (b), or (d) in paragraph 842-10-25-11, the lessee shall recognize the amount of the remeasurement of the lease liability for the modified lease as an adjustment to the corresponding **right-of-use asset**.

842-10-25-13

In the case of (c) in paragraph 842-10-25-11, the lessee shall decrease the carrying amount of the right-of-use asset on a basis proportionate to the full or partial termination of the existing lease. Any difference between the reduction in the lease liability and the proportionate reduction in the right-of-use asset shall be recognized as a gain or a loss at the effective date of the modification.

842-10-25-14

If a **finance lease** is modified and the modified lease is classified as an **operating lease**, any difference between the carrying amount of the right-of-use asset after recording the adjustment required by paragraph 842-10-25-12 or 842-10-25-13 and the carrying amount of the right-of-use asset that would result from applying the initial operating right-of-use asset measurement guidance in paragraph 842-20-30-5 to the modified lease shall be accounted for in the same manner as a rent prepayment or a lease incentive.

ASC 842 requires lessees to reassess whether a contract is or contains a lease when the terms and condition of a contract are changed. If the contract continues to be or contain a lease, the lessee will reassess lease classification at the effective date of a lease modification (i.e., the date that the lease modification is approved by both the lessee and the lessor) that is not accounted for as a separate contract. Lease classification is reassessed using the modified terms and conditions and the facts and circumstances as of that date, including:

- ▶ The remaining economic life of the underlying asset on that date
- ▶ The fair value of the underlying asset on that date
- ▶ The discount rate for the lease on that date
- ▶ The remeasurement and reallocation of the remaining consideration in the contract on that date

Lessees also remeasure and reallocate the remaining consideration in the contract and remeasure the lease liability (using the discount rate determined at the effective date of the modification) if a contract modification does any of the following:

Type of modification	Remeasurement and reallocation requirement	Implementation guidance
Grants the lessee an additional right of use that was not included in the original contract and the modification is not accounted for as a separate contract (refer to section 4.6.2, <i>Determining whether a modification is accounted for as a separate contract</i>)	ASC 842-10-25-12 requires the lessee to recognize the amount of the remeasurement of the lease liability as an adjustment to the corresponding right-of-use asset without affecting profit or loss.	Refer to Example 17 in section 4.6.5.3, <i>Modification grants an additional right of use – not a separate contract</i> .
Extends or reduces the term of an existing lease (e.g., changes the lease term from five to eight years), other than through the exercise of a contractual option to extend or terminate the lease already included in the lease term	ASC 842-10-25-12 requires the lessee to recognize the amount of the remeasurement of the lease liability as an adjustment to the corresponding right-of-use asset without affecting profit or loss.	Refer to Example 16 in section 4.6.5.2, <i>Modification increases the lease term</i> .
Fully or partially terminates an existing lease (e.g., reduces the assets subject to the lease)	For a modification that fully or partially terminates the existing lease (e.g., reduces the square footage of leased space), ASC 842-10-25-13 requires a lessee to decrease the carrying amount of the right-of-use asset in proportion to the full or partial termination of the lease. Any difference between those adjustments is recognized in profit or loss at the effective date of the modification. Refer to Example 18 in ASC 842 in section 4.6.5, <i>Examples – lessees' accounting for lease modifications</i> , for an example of the accounting for a partial termination of a lease.	Refer to Example 18 in section 4.6.5.4, <i>Modification partially terminates a lease</i> .
Changes the consideration in the contract only	ASC 842-10-25-12 requires the lessee to recognize the amount of the remeasurement of the lease liability as an adjustment to the corresponding right-of-use asset without affecting profit or loss.	Refer to Example 19 in section 4.6.5.5, <i>Modification only changes lease payments</i> .

Modified lease – lease classification changes

If a finance lease is modified and the modified lease is classified as an operating lease, any difference between the carrying amount of the right-of-use asset after recording the adjustment required by ASC 842-10-25-12 or 842-10-25-13 (discussed above) and the carrying amount of the right-of-use asset that would result from applying the initial operating right-of-use asset measurement guidance in ASC 842-20-30-5 (i.e., the amount of the lease liability, any lease prepayments less any lease incentives received and any initial direct costs incurred by the lessee) to the modified lease is accounted for in the same manner as a rent prepayment or a lease incentive.

Refer to Example 16, Case B in section 4.6.5.2, *Modification increases the lease term*, for an example of an operating lease that is modified and becomes a finance lease.

Initial direct costs

Lessees account for initial direct costs, lease incentives and any other payments made to or by the lessee in connection with the lease modification in the same manner as those items are accounted for in connection with a new lease. Refer to section 2, *Key concepts*.

4.6.4

Lease modifications in connection with the refunding of tax-exempt debt

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

Lease Modifications

Lease Modifications in Connection with the Refunding of Tax-Exempt Debt

842-10-55-16

In some situations, tax-exempt debt is issued to finance construction of a facility, such as a plant or hospital, that is transferred to a user of the facility by **lease**. A lease may serve as collateral for the guarantee of payments equivalent to those required to service the tax-exempt debt. Payments required by the terms of the lease are essentially the same, as to both amount and timing, as those required by the tax-exempt debt. A **lease modification** resulting from a refunding by the **lessor** of tax-exempt debt (including an **advance refunding**) should be accounted for in the same manner (that is, in accordance with paragraphs 842-10-25-8 through 25-18) as any other lease modification. For example, if the perceived economic advantages of the refunding are passed through to the **lessee** in the form of reduced **lease payments**, the lessee should account for the modification in accordance with paragraph 842-10-25-12, while the lessor should account for the modification in accordance with the applicable guidance in paragraphs 842-10-25-15 through 25-17.

Tax-exempt debt is often issued by a governmental or quasi-governmental authority to finance the construction of a facility such as a plant or a hospital. The user of the facility either buys the facility or leases it from the authority. The mortgage note or the lease serves as collateral for the tax-exempt debt, and the amount and timing of payments on the note or lease are the same as the debt service requirements of the tax-exempt debt. Often, in the case of a lease, title passes at the end of the lease term, thereby meeting one of the criteria for classification as a finance lease.

Many tax-exempt organizations have entered into a refunding by replacing the old debt with new debt to obtain an economic advantage (e.g., lower interest costs) for the lessee or mortgagor. As a result of the refunding, the terms of the related mortgage note or lease are changed to conform with the terms of the new debt issued.

Refundings of tax-exempt debt transactions when the property is leased to the user are accounted for by the user in the same manner as any other lease modification. Refer to section 4.6.2, *Determining whether a lease modification is accounted for as a separate contract*, and section 4.6.3, *Lessee accounting for a modification that is not accounted for as a separate contract*, for further discussion of the accounting for lease modifications by lessees.

4.6.5 Examples – lessees' accounting for lease modifications

4.6.5.1 Modification is accounted for as a separate contract

ASC 842 includes the following example of a lessee's accounting for a modified lease that is accounted for as a separate contract.

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

Example 15 – Modification Accounted for as a Separate Contract

842-10-55-160

Lessee enters into a 10-year lease for 10,000 square feet of office space. At the beginning of Year 6, Lessee and Lessor agree to modify the lease for the remaining 5 years to include an additional 10,000 square feet of office space in the same building. The increase in the lease payments is commensurate with the market rate at the date the modification is agreed for the additional 10,000 square feet of office space.

842-10-55-161

Lessee accounts for the modification as a new contract, separate from the original contract. This is because the modification grants Lessee an additional right of use as compared with the original contract, and the increase in the lease payments is commensurate with the standalone price of the additional right of use. Accordingly, from the effective date of the modification, Lessee would have 2 separate contracts, each of which contain a single lease component – the original, unmodified contract for 10,000 square feet of office space and the new contract for 10,000 additional square feet of office space, respectively. Lessee would not make any adjustments to the accounting for the original lease as a result of this modification.

4.6.5.2 Modification increases the lease term

ASC 842 includes the following example of a lessee's accounting for a modified lease that increases the term of the lease.

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

Example 16 – Modification That Increases the Lease Term

Case A – No Change in Lease Classification

842-10-55-162

Lessee and Lessor enter into a 10-year lease for 10,000 square feet of office space in a building with a remaining economic life of 50 years. Annual payments are \$100,000, paid in arrears. Lessee's incremental borrowing rate at the commencement date is 6 percent. The lease is classified as an operating lease. At the beginning of Year 6, Lessee and Lessor agree to modify the lease such that the total

lease term increases from 10 years to 15 years. The annual lease payments increase to \$110,000 per year for the remaining 10 years after the modification. Lessee's incremental borrowing rate is 7 percent at the date the modification is agreed to by the parties.

842-10-55-163

At the beginning of Year 6, Lessee's lease liability and its right-of-use asset both equal \$421,236 (that is, because the lease payments are made annually in arrears and because the lease payments are even throughout the lease term, the lease liability and right-of-use asset will be equal).

842-10-55-164

The modification does not grant an additional right of use to the lessee; rather, it changes (modifies) an attribute of the right to use the 10,000 square feet of office space Lessee already controls. That is, after the modification, Lessee still controls only a single right of use transferred to Lessee at the original lease commencement date.

842-10-55-165

Because the modification does not grant Lessee an additional right of use, the modification cannot be a separate contract. Therefore, at the effective date of the modification, Lessee reassesses classification of the lease (which does not change in this Example – see Case B [paragraphs 842-10-55-166 through 55-167] for a change in lease classification) and remeasures the lease liability on the basis of the 10-year remaining lease term, 10 remaining payments of \$110,000, and its incremental borrowing rate at the effective date of the modification of 7 percent. Consequently, the modified lease liability equals \$772,594. The increase to the lease liability of \$351,358 is recorded as an adjustment to the right-of-use asset (that is, there is no income or loss effect from the modification).

The example below assumes the same facts as Case A above except that the underlying asset is a piece of equipment with a 12-year remaining economic life at the effective date of the modification. Therefore, when the lessee reassesses classification as of the effective date of the modification, the modified lease is classified as a finance lease (i.e., lease classification changes).

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

Example 16 – Modification That Increases the Lease Term

Case B – Change in Lease Classification

842-10-55-166

Assume the same facts as in Case A (paragraphs 842-10-55-162 through 55-165), except that the underlying asset is a piece of equipment with a 12-year remaining economic life at the effective date of the modification. Consequently, when the lessee reassesses classification of the lease in accordance with paragraph 842-10-25-1 as of the effective date of the modification based on the modified rights and obligations of the parties, the lessee classifies the modified lease as a finance lease (that is, because the remaining lease term of 10 years is for a major part of the 12-year remaining economic life of the equipment).

842-10-55-167

Consistent with Case A, at the effective date of the modification, the lessee remeasures its lease liability based on the 10-year remaining lease term, 10 remaining payments of \$110,000, and its incremental borrowing rate of 7 percent. Consequently, the modified lease liability equals \$772,594. The increase to the lease liability of \$351,358 is recorded as an adjustment to the right-of-use asset (that is, there is no income or loss effect from the modification). However, different from Case A, beginning on the effective date of the modification, Lessee accounts for the 10-year modified lease as a finance lease.

4.6.5.3 Modification grants an additional right of use – not a separate contract

ASC 842 includes the following example of a lessee's accounting for a modified lease that grants an additional right of use but is not accounted for as a separate contract.

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

Example 17 – Modification That Grants an Additional Right of Use

842-10-55-168

Lessee enters into a 10-year lease for 10,000 square feet of office space. The lease payments are \$100,000 per year, paid in arrears. Lessee's incremental borrowing rate at lease commencement is 6 percent. At the beginning of Year 6, Lessee and Lessor agree to modify the contract to include an additional 10,000 square feet of office space on a different floor of the building for the final 4 years of the original 10-year lease term for a total annual fixed payment of \$150,000 for the 20,000 square feet.

842-10-55-169

The increase in the lease payments (of \$50,000 per year) is at a substantial discount to the market rate at the date the modification is agreed to for leases substantially similar to that for the new 10,000 square feet of office space that cannot be attributed solely to the circumstances of the contract. Consequently, Lessee does not account for the modification as a separate contract.

842-10-55-170

Instead, Lessee accounts for the modified contract, which contains 2 separate lease components – first, the original 10,000 square feet of office space and, second, the right to use the additional 10,000 square feet of office space for 4 years that commences 1 year after the effective date of the modification. There are no nonlease components of the modified contract. The total lease payments, after the modification, are \$700,000 (1 payment of \$100,000 + 4 payments of \$150,000).

842-10-55-171

Lessee allocates the lease payments in the modified contract to the 2 separate lease components on a relative standalone price basis, which, in this Example, results in the allocation of \$388,889 to the original space lease and \$311,111 to the additional space lease. The allocation is based on the remaining lease terms of each separate lease component (that is, 5 years for the original 10,000-square-foot lease and 4 years for the additional 10,000-square-foot lease). The remaining lease cost for each separate lease component is equal to the total payments, as allocated, which will be recognized on a straight-line basis over their respective lease terms. Lessee remeasures the lease liability for the original space lease as of the effective date of the modification – the lease classification of which does not change as a result of the modification – on the basis of all of the following:

- a. A remaining lease term of 5 years
- b. Annual allocated lease payments of \$77,778 in Years 6 through 10 (see paragraph 842-10-55-173)
- c. Lessee's incremental borrowing rate at the effective date of the modification of 7 percent.

842-10-55-172

The remeasured lease liability for the original space lease equals \$318,904. Lessee recognizes the difference between the carrying amount of the modified lease liability and the carrying amount of the lease liability immediately before the modification of \$102,332 (\$421,236 – \$318,904) as an adjustment to the right-of-use asset.

842-10-55-173

During Year 6, Lessee recognizes lease cost of \$77,778. At the end of Year 6, Lessee makes its lease payment of \$100,000, of which \$77,778 is allocated to the lease of the original office space and \$22,222 is allocated to the lease of the additional office space as a prepayment of rent. Lessee allocates the lease payment in this manner to reflect even payments for the even use of the separate lease components over their respective lease terms.

842-10-55-174

At the commencement date of the separate lease component for the additional office space, which is 1 year after the effective date of the modification, Lessee measures and recognizes the lease liability at \$241,896 on the basis of all of the following:

- a. A lease term of 4 years
- b. Four allocated annual payments of \$72,222 ([allocated lease payments of \$311,111 – \$22,222 rent prepayment] ÷ 4 years)
- c. Lessee's incremental borrowing rate at the commencement date of the separate lease component for the additional office space of 7.5 percent.

842-10-55-175

At the commencement date, the right-of-use asset for the additional office space lease component is recognized and measured at \$264,118 (the sum of the lease liability of \$241,896 and the prepaid rent asset of \$22,222).

842-10-55-176

During Years 7-10, Lessee recognizes lease cost of \$77,778 each year for each separate lease component and allocates each \$150,000 annual lease payment of \$77,778 to the original office space lease and \$72,222 to the additional office space lease.

4.6.5.4**Modification partially terminates a lease**

ASC 842 includes the following example of a lessee's accounting for a modified lease that partially terminates a lease.

Excerpt from Accounting Standards Codification**Leases – Overall****Implementation Guidance and Illustrations****Example 18 – Modification That Decreases the Scope of a Lease****842-10-55-177**

Lessee enters into a 10-year lease for 10,000 square feet of office space. The annual lease payment is initially \$100,000, paid in arrears, and increases 5 percent each year during the lease term. Lessee's incremental borrowing rate at lease commencement is 6 percent. Lessee does not provide a residual value guarantee. The lease does not transfer ownership of the office space to Lessee or grant Lessee an option to purchase the space. The lease is an operating lease for all of the following reasons:

- a. The lease term is 10 years, while the office building has a remaining economic life of 40 years.
- b. The fair value of the office space is estimated to be significantly in excess of the present value of the lease payments.
- c. The office space is expected to have an alternative use to Lessor at the end of the lease term.

842-10-55-178

At the beginning of Year 6, Lessee and Lessor agree to modify the original lease for the remaining 5 years to reduce the lease to only 5,000 square feet of the original space and to reduce the annual lease payment to \$68,000. That amount will increase 5 percent each year thereafter of the remaining lease term.

842-10-55-179

The classification of the lease does not change as a result of the modification. It is clear based on the terms of the modified lease that it is not a finance lease because the modification reduces both the lease term and the lease payments. Lessee remeasures the lease liability for the modified lease at the effective date of the modification on the basis of all of the following:

- a. A remaining lease term of 5 years
- b. Lease payments of \$68,000 in the year of modification (Year 6), increasing by 5 percent each year thereafter
- c. Lessee's incremental borrowing rate at the effective date of the modification of 7 percent.

842-10-55-180

The remeasured lease liability equals \$306,098.

Case A – Remeasuring the Right-of-Use Asset Based on Change in Lease Liability**842-10-55-181**

The difference between the premodification liability and the modified lease liability is \$284,669 ($\$590,767 - \$306,098$). That difference is 48.2 percent ($\$284,669 \div \$590,767$) of the premodification lease liability. The decrease in the lease liability reflects the early termination of the right to use 5,000 square feet of space (50 percent of the original leased space), the change in the lease payments, and the change in the discount rate.

842-10-55-182

Lessee decreases the carrying amount of the right-of-use asset to reflect the partial termination of the lease based on the adjustment to the carrying amount of the lease liability, with any difference recognized in profit or loss. The premodification right-of-use asset is \$514,436. Therefore, at the effective date of the modification, Lessee reduces the carrying amount of the right-of-use asset by \$247,888 ($48.2\% \times \$514,436$). Lessee recognizes the difference between the adjustment to the lease liability and the adjustment to the right-of-use asset ($\$284,669 - \$247,888 = \$36,781$) as a gain.

Case B – Remeasuring the Right-of-Use Asset Based on the Remaining Right of Use**842-10-55-183**

Lessee determines the proportionate decrease in the carrying amount of the right-of-use asset based on the remaining right-of-use asset (that is, 5,000 square feet corresponding to 50 percent of the original right-of-use asset).

842-10-55-184

Fifty percent of the premodification right-of-use asset is \$257,218 ($50\% \times \$514,436$). Fifty percent of the premodification lease liability is \$295,384 ($50\% \times \$590,767$). Consequently, Lessee decreases the carrying amount of the right-of-use asset by \$257,218 and the carrying amount of the lease liability by \$295,384. At the effective date of the modification, Lessee recognizes the difference between the decrease in the lease liability and the decrease in the right-of-use asset of \$38,166 ($\$295,384 - \$257,218$) as a gain.

842-10-55-185

Lessee recognizes the difference between the remaining lease liability of \$295,384 and the modified lease liability of \$306,098 (which equals \$10,714) as an adjustment to the right-of-use asset reflecting the change in the consideration paid for the lease and the revised discount rate.

4.6.5.5 Modification only changes lease payments

ASC 842 includes the following example of a lessee's accounting for a modified lease that only changes the lease payments.

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

Example 19 – Modification That Changes the Lease Payments Only

842-10-55-186

Lessee enters into a 10-year lease for 10,000 square feet of office space. The lease payments are \$95,000 in Year 1, paid in arrears, and increase by \$1,000 every year thereafter. The original discount rate for the lease is 6 percent. The lease is an operating lease. At the beginning of Year 6, Lessee and Lessor agree to modify the original lease for the remaining 5 years to reduce the lease payments by \$7,000 each year (that is, the lease payments will be \$93,000 in Year 6 and will continue to increase by \$1,000 every year thereafter). The modification only changes the lease payments and, therefore, cannot be accounted for as a separate contract. The classification of the lease does not change as a result of the modification.

842-10-55-187

Lessee remeasures the lease liability for the modified lease on the basis of all of the following:

- Remaining lease term of 5 years
- Payments of \$93,000 in Year 6, increasing by \$1,000 each year for the remainder of the lease term
- Lessee's incremental borrowing rate at the effective date of the modification of 7 percent.

842-10-55-188

The remeasured lease liability equals \$388,965. Lessee recognizes the difference between the carrying amount of the modified lease liability and the lease liability immediately before the effective date of the modification of \$40,206 (\$429,171 premodification lease liability – \$388,965 modified lease liability) as a corresponding reduction to the right-of-use asset. Therefore, the adjusted right-of-use asset equals \$376,465 as of the effective date of the modification. Lessee calculates its remaining lease cost as \$462,500 (the sum of the total lease payments, as adjusted for the effects of the lease modification, of \$960,000 reduced by the total lease cost recognized in prior periods of \$497,500), which it will recognize on a straight-line basis over the remaining lease term.

842-10-55-189

During Year 6, Lessee recognizes lease cost of \$92,500 (\$462,500 remaining lease cost ÷ 5 years). As of the end of Year 6, Lessee's lease liability equals \$323,193 (present value of the remaining lease payments, discounted at 7 percent), and its right-of-use asset equals \$311,193 (the balance of the lease liability – the remaining accrued rent balance of \$12,000). Lessee recognizes additional lease cost of \$92,500 each year of the remaining lease term and measures its lease liability and right-of-use asset in the same manner as at the end of Year 6 each remaining year of the lease term. The following are the balances of the lease liability and the right-of-use asset at the end of Years 7 through 10 of the lease.

	Lease Liability	Right-of-Use Asset
Year 7	\$ 251,816	\$ 241,316
Year 8	\$ 174,443	\$ 166,443
Year 9	\$ 90,654	\$ 86,154
Year 10	\$ –	\$ –

4.7 Lease incentives

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

842-10-55-30

Lease incentives include both of the following:

- a. Payments made to or on behalf of the **lessee**
- b. Losses incurred by the **lessor** as a result of assuming a lessee's preexisting lease with a third party. In that circumstance, the lessor and the lessee should independently estimate any loss attributable to that assumption. For example, the lessee's estimate of the lease incentive could be based on a comparison of the new lease with the market rental rate available for similar **underlying assets** or the market rental rate from the same lessor without the lease assumption. The lessor should estimate any loss on the basis of the total remaining costs reduced by the expected benefits from the **sublease** of use of the assumed underlying asset.

A lease agreement might include incentives for the lessee to sign the lease, such as an up-front cash payment to the lessee, payment of costs for the lessee (such as moving expenses) or the assumption by the lessor of the lessee's preexisting lease with a third party.

Payments made to or on behalf of the lessee represent incentives that the lessee should consider reductions of the right-of-use asset and rental expense over the term of the lease (refer to section 4.2.3, *Expense recognition – operating leases*, and section 4.3.3, *Expense recognition – finance leases*, for further discussion). Similarly, losses incurred by the lessor as a result of assuming a lessee's preexisting lease with a third party should be considered an incentive by the lessee. Incentives should be recognized on a straight-line basis over the term of the lease. The lessee should independently estimate any loss attributable to the assumption of a preexisting lease with a third party. For example, the lessee's estimate of the incentive could be based on a comparison of the lease with the market rental rate available for similar lease property or the market rental rate from the same lessor without the lease assumption. Refer to section 2.4.1.2, *Lease incentives*, for further discussion of lease incentives.

4.7.1 Which party owns the improvements

In many instances, judgment will be required to determine whether the lessee is constructing leasehold improvements or leasing built-out space. For example, if a retailer leases general purpose retail space and has its own contractor build specific improvements to make the store look like the others it operates around the country, any amounts the lessor provides to pay a portion of the cost will generally be viewed as an incentive. In contrast, a lessee that contracts with a lessor to lease fully built-out space (e.g., a floor in an office building with interior walls and lighting) may be leasing fully built space. Examples of factors that would be considered in making this determination include:

- ▶ What happens to the improvements at the end of the lease term (i.e., whether they are removed or preserved for the landlord)
- ▶ Whether the improvements are unique (e.g., they include the décor and logo of a national retail chain rather than general purpose improvements)
- ▶ Which party is supervising construction and bears the risk of cost overruns
- ▶ Which party bears all costs of the improvements
- ▶ Which party owns the improvements

We note that it would be inconsistent with the unit of accounting concept for a lessee to recognize a partial asset in its financial statements (e.g., lessor funds 60% of an asset and the lessee recognizes 40% as an asset in the lessee's financial statements). We also note that, while the above-listed factors may be helpful, lessees will need to apply their accounting policies on a consistent basis.

In addition, determinations about whether there is lease incentive or whether the lease is for fully built-out space should be consistent with the determination of the commencement date of the lease (refer to section 2.2, *Commencement date of the lease*).

4.7.2 Lessee involvement in asset construction ('build-to-suit' lease transactions)

Build-to-suit lease transactions involve various forms of lessee involvement in the construction of an asset for the lessee's own use. The guidance in ASC 842 focuses on whether the lessee controls the asset being constructed rather than whether the lessee takes on risks during the construction period. Under ASC 842, if the lessee controls the asset during construction, the asset is capitalized as construction-in-progress and is subject to the sale and leaseback guidance at the end of construction.

Refer to section 7.7.2, *Determining whether the lessee controls the underlying asset being constructed*, and section 7.2, *Determining whether the transfer of an asset is a sale*, on the accounting for sale and leaseback transactions.

4.7.3 Amortization of leasehold improvements

Excerpt from Accounting Standards Codification

Leases – Lessee

Subsequent Measurement

842-20-35-12

Leasehold improvements shall be amortized over the shorter of the **useful life** of those leasehold improvements and the remaining **lease term**, unless the **lease** transfers ownership of the **underlying asset** to the **lessee** or the lessee is reasonably certain to exercise an option to purchase the underlying asset, in which case the lessee shall amortize the leasehold improvements to the end of their useful life.

ASC 842 requires lessees to amortize leasehold improvements over the shorter of the following:

- ▶ The useful life of those leasehold improvements
- ▶ The remaining lease term

However, if the lease transfers ownership of the underlying asset to the lessee or the lessee is reasonably certain to exercise an option to purchase the underlying asset, leasehold improvements are amortized over their useful life.

The accounting for the amortization of leasehold improvements should be consistent with the lease term.

4.7.3.1 Leasehold improvements placed in service subsequent to lease commencement

As discussed in ASC 842-10-35-1 (refer to section 2.3.6, *Reassessment of the lease term and purchase options*), a lessee is required to monitor events that could trigger a change in the lease term. One example would be a lessee's construction of significant leasehold improvements (e.g., in the eighth year of a 10-year lease) that are expected to have significant economic value for the lessee when a renewal option becomes exercisable. Regardless of when they are constructed, leasehold improvements should be amortized over the lesser of the remaining useful life of the asset(s) or the remaining lease term after reassessment in accordance with ASC 842-10-35-1. However, if the lease transfers ownership of the underlying asset to the lessee, or the lessee is reasonably certain to exercise an option to purchase the underlying asset, the

lessee should amortize the leasehold improvements to the end of their useful life. This treatment is consistent with the guidance for leasehold improvements acquired in a business combination (refer to our FRD, *Business combinations*).

For example, Retailer A enters into a 10-year lease with a five-year renewal option. At the commencement date of the lease, Retailer A determined that the lease term was 10 years (i.e., it determined that it was not reasonably certain to exercise the five-year renewal option). Leasehold improvements placed in service at or near the commencement date of the lease are amortized over the shorter of their useful life or 10 years. In year eight, the retailer remodels the store and adds extensive leasehold improvements. Retailer A reassesses the lease term and determines that it is now reasonably certain that it will exercise the five-year renewal option, and the remaining lease term is now seven years. Retailer A would amortize the leasehold improvements added in year eight over the shorter of their useful life or seven years. After reassessing the lease term, we believe the lessee would also reassess the amortization period for those leasehold improvements placed into service (or contemplated) at or near commencement of the lease, which in the example above was the original 10-year term.

Judgment is required to analyze the facts, including the nature of the expenditures, to determine whether reassessment of the lease term is required and what the appropriate amortization period is. Refer to section 4.5, *Remeasurement of lease liabilities and right-of-use assets – operating and finance leases*, for further discussion of a lessee's accounting for a lease when it reassesses the lease term.

4.7.3.2

Leasehold improvements acquired in business combinations

Note

The FASB issued ASU 2017-01, *Business Combinations (Topic 805): Clarifying the Definition of a Business*, to assist entities with evaluating when a set of transferred assets and activities is a business. The ASU, which changes the definition of a business, does not amend the guidance in ASC 842 but may change entities' conclusions about whether a transaction is accounted for as a business combination within the scope of ASC 805.

The guidance was effective for public business entities for fiscal years beginning after 15 December 2017, and interim periods within those years. For all other entities, it is effective for fiscal years beginning after 15 December 2018, and interim periods within fiscal years beginning after 15 December 2019. Early adoption is permitted.

Excerpt from Accounting Standards Codification

Leases – Lessee

Subsequent Measurement

842-20-35-13

Leasehold improvements acquired in a **business combination** or an **acquisition by a not-for-profit entity** shall be amortized over the shorter of the useful life of the assets and the remaining lease term at the date of acquisition.

Subsequent Measurement

805-20-35-6

Leasehold improvements acquired in a business combination shall be amortized over the shorter of the useful life of the assets and the remaining **lease term** at the date of acquisition. However, if the lease transfers ownership of the underlying asset to the lessee, or the lessee is reasonably certain to exercise an option to purchase the underlying asset, the lessee shall amortize the leasehold improvements to the end of their useful life.

A leasehold improvement acquired in a business combination is similar to a leasehold improvement placed in service after the commencement date of a lease (as described in section 4.7.3.1, *Leasehold improvements placed in service subsequent to lease commencement*) and, as such, the asset should be amortized over the shorter of the useful life or the lease term (determined at the date the business combination is recorded) that includes renewals that are reasonably certain to be exercised. However, if the lease transfers ownership of the underlying asset to the lessee, or the lessee is reasonably certain to exercise an option to purchase the underlying asset, the lessee will amortize the leasehold improvements to the end of their useful life.

4.7.3.2.1 **Leasehold improvements acquired in asset acquisitions**

We have seen numerous instances in which an entity has a land lease (as a lessee) and purchases leasehold improvements in an asset acquisition rather than a business combination. In such a transaction, we believe it is appropriate for the lessee to treat the land lease as a new lease and the asset acquired as a leasehold improvement placed in service at or near lease commencement (the accounting described in section 4.7.3.1, *Leasehold improvements placed into service subsequent to lease commencement*). Also, refer to section 8, *Business combinations*, for additional discussion.

4.7.3.2.2 **Fresh start accounting for leasehold improvements**

In general, the accounting for leasehold improvements that have been revalued in fresh start accounting should follow the guidance for business combinations noted in section 4.7.3.2, *Leasehold improvements acquired in business combinations*.

4.7.3.3 **Salvage values**

The amortization of leasehold improvements should take into account any net salvage value that would accrue to the lessee.

4.8 **Other lessee matters**

4.8.1 **Lease termination**

Excerpt from Accounting Standards Codification

Leases – Lessee

Derecognition

842-20-40-1

A termination of a **lease** before the expiration of the **lease term** shall be accounted for by the **lessee** by removing the **right-of-use asset** and the **lease liability**, with profit or loss recognized for the difference.

A termination of a lease (operating or finance) before the expiration of the lease term is accounted for by derecognizing the lease-related asset and liability. Any consideration paid or received upon termination that was not already included in the lease payments (e.g., a termination penalty that was not included in lease payments based on the lease term) is included in the gain or loss on termination of the lease.

If there is an ongoing arrangement between the lessee and the lessor that will arise in conjunction with the termination of a lease (e.g., a lease is reevaluated based on a change in the contractual terms and is determined to be a service contract), we believe the lessee would consider the net asset or liability associated with the lease in the measurement of the remaining arrangement.

ASC 405-20-40-1 provides guidance for determining when a liability (including a lease liability) has been extinguished and therefore can be removed from the obligor's (lessee's) balance sheet. A lease liability is considered extinguished (and a gain or loss is recognized) if either of the following two conditions is met:

- ▶ The lessee pays the lessor and is relieved of its obligation for the liability. Paying the lessor includes delivery of cash or other consideration.
- ▶ The lessee is legally released from being the primary obligor under the liability, either by a judicial body or by the lessor.

Some sale and assumption agreements may have other components that need to be accounted for. For example, a lessor might release a lessee as primary obligor on the condition that a third party assumes the obligation and that the original lessee becomes secondarily liable. While the release extinguishes the original lessee's liability as the primary obligor, the lessee becomes a guarantor, regardless of whether consideration was paid for the guarantee. As a guarantor, the original lessee will recognize a guarantee obligation at fair value (under ASC 460, *Guarantees*) in the same manner as a guarantor that had never been primarily liable to that lessor. Refer to section 6, *Subleases*, for further discussion of accounting for subleases.

Under ASC 460, recognition of the guarantee would take into consideration the likelihood that the new primary obligor will fulfill its obligation. For example, if the new primary obligor had little substance and, therefore, would be unable to honor its obligation, the guarantor of that obligation would have to recognize a fair value liability that would likely not differ significantly from the obligation that would be recorded if it were still the primary obligor because of the inability of the new primary obligor to fulfill its obligation. Additionally, the guarantee obligation, initially measured at fair value, reduces the gain or increases the loss recognized from the extinguishment.

Under the financial components approach (ASC 405-20-55-3 through 55-4), an "in-substance defeasance" transaction (for example, when the leased assets and the related obligations are transferred to a trust) does not meet the derecognition criteria for either the asset or the liability because the transaction lacks the following critical characteristics:

- ▶ The lessee is not released from the obligation by putting assets in a trust. For example, if the assets in a trust prove insufficient because a default by the lessee accelerates its obligation, the lessee is obligated to make the lessor whole.
- ▶ The lessor is not limited to the cash flows from the assets in trust.
- ▶ The lessor does not have the ability to dispose of the assets at will or to terminate the trust.
- ▶ If the assets in the trust exceed what is necessary to meet scheduled principal and interest payments, the lessee can remove the excess.
- ▶ Neither the lessor nor any of its representatives is a contractual party to establishing the defeasance trust, as holders of interests in a qualifying special-purpose entity or their representatives would be.

The lessee does not surrender control of the benefits of the assets because those assets are still being used for the lessee's benefit to extinguish its debt. Because no asset can be an asset of more than one entity, those benefits must still be the lessee's assets.

4.8.2 Purchase of a leased asset during the lease term

Excerpt from Accounting Standards Codification

Leases – Lessee

Derecognition

842-20-40-2

The termination of a **lease** that results from the purchase of an **underlying asset** by the **lessee** is not the type of termination of a lease contemplated by paragraph 842-20-40-1 but, rather, is an integral part of the purchase of the underlying asset. If the lessee purchases the underlying asset, any difference between the purchase price and the carrying amount of the lease liability immediately before the purchase shall be recorded by the lessee as an adjustment of the carrying amount of the asset. However, this paragraph does not apply to underlying assets acquired in a **business combination**, which are initially measured at **fair value** in accordance with paragraph 805-20-30-1.

A lease termination does not include the lessee purchasing the leased asset. Instead, the difference between the purchase price and the carrying amount of the lease liability is recorded as an adjustment to the carrying amount of the purchased asset. This guidance does not apply to underlying assets acquired in a business combination, which are initially measured at fair value. Refer to section 8, *Business combinations*.

Illustration 4-8 Accounting for the purchase of a leased asset during the term of a lease

Entity X (lessee) has just completed the third year of a five-year finance lease agreement. The right-of-use asset has a net book value of \$3,000, and the lease liability is \$2,000. If the lease were terminated at the end of year three because the lessee purchased the asset for \$1,500, Entity X would record the following entry:

Lease liability	\$	2,000	
Fixed assets		2,500	
Right-of-use asset			\$ 3,000
Cash			1,500

The right-of-use asset is reclassified as an owned asset, and the carrying amount of the asset (\$3,000) is adjusted by the difference between the carrying value of the lease liability (\$2,000) and the consideration paid (\$1,500).

4.8.3 Leases denominated in a foreign currency (updated January 2019)

Excerpt from Accounting Standards Codification

Leases – Lessee

Implementation Guidance and Illustrations

842-20-55-10

The **right-of-use asset** is a nonmonetary asset while the **lease liability** is a **monetary liability**. Therefore, in accordance with Subtopic 830-10 on foreign currency matters, when accounting for a **lease** that is denominated in a foreign currency, if remeasurement into the **lessee's** functional currency is required, the lease liability is remeasured using the current exchange rate, while the right-of-use asset is remeasured using the exchange rate as of the **commencement date**.

Lessees apply ASC 830, *Foreign Currency Matters*, to leases denominated in a foreign currency. As they do for other monetary liabilities, lessees remeasure a foreign currency-denominated lease liability using the exchange rate at each reporting date. Any changes to the lease liability due to exchange rate changes are recognized in profit or loss. Because the right-of-use asset is a nonmonetary asset measured at historical cost, it is not affected by subsequent changes in the exchange rate. Therefore, the subsequent measurement of the right-of-use asset will not equal the lease liability for operating leases denominated in a foreign currency.

The FASB acknowledged in the Basis for Conclusions (BC 247) of ASU 2016-02 that this approach could result in volatility in profit or loss from the recognition of foreign currency exchange gains or losses but believed it would be clear to users of financial statements that the gains or losses result solely from changes in exchange rates.

Questions have arisen regarding what foreign exchange rate a lessee should use to remeasure a right-of-use asset into the lessee's functional currency upon a reassessment event or a modification that is not accounted for as a separate contract. As described in section 4.5, *Remeasurement of lease liabilities and right-of-use assets – operating and finance leases*, a lessee is required to remeasure a right-of-use asset (and lease liability) when there is a lease modification that is not accounted for as a separate contract. Lessees are also required to remeasure a right-of-use asset (and lease liability) when any of the following occur:

1. There is a change in lease term
2. There is a change in the assessment of whether a lessee is reasonably certain to exercise an option to purchase the underlying asset
3. There is a change in the amount it is probable the lessee will owe under a residual value guarantee
4. A resolution of a contingency that is unrelated to a change in a reference index or rate and results in some or all of the payments allocated to the lease component that were previously determined to be variable meeting the definition of a lease payment

In response to a technical inquiry, the SEC staff said it would not object to a lessee making an accounting policy election to either:

- ▶ Remeasure the *entire* right-of-use asset using the exchange rate on the date of modification (that is not accounted for as a separate new lease) or, if the lease is remeasured for a reassessment event listed in (1) or (2) above, using the exchange rate on the date of reassessment. If the lease is remeasured for a reassessment event listed in (3) or (4) above, a lessee should remeasure the entire right-of-use asset using the historical exchange rate (i.e., it does not update the exchange rate for any portion of the right-of-use asset).
- ▶ Remeasure only the portion of the right-of-use asset that was added as a result of the modification (that is not accounted for as a separate new lease) or reassessment event using the exchange rate on the date of modification or reassessment.

The SEC staff said a lessee should apply its accounting policy election consistently to all leases and should disclose its accounting policy, if material. This view should not be applied by analogy to other nonmonetary assets or nonmonetary liabilities.

4.8.4 Portfolio approach

ASC 842 applies to individual leases. However, entities that have a large number of leases of similar assets (e.g., leases of a fleet of similar railcars) may face practical challenges in applying the leases model on a lease-by-lease basis. The FASB acknowledged these concerns and said in the Basis for Conclusions (BC 120) of ASU 2016-02 that an entity can use a portfolio approach when “the entity reasonably expects that the application of the leases model to the portfolio would not differ materially from the application of the leases model to the individual leases in that portfolio.” For example, applying a portfolio approach to four-year leases of new automobiles of the same make and model, entered into in the same month with the same terms and conditions, may not differ materially from applying ASC 842 to the individual leases in the portfolio.

ASC 842 does not define “reasonably expects” and “materially.” The FASB also said in the Basis for Conclusions (BC 120) of ASU 2016-02 that “an entity would need to apply judgment in selecting the size and composition of the portfolio” and “it did not intend for an entity to quantitatively evaluate each outcome but, instead, that the entity should be able to take a reasonable approach to determine the portfolios that would be appropriate for its types of leases.”

The FASB also said in the Basis for Conclusions (BC 121) of ASU 2016-02 that “the cost relief offered by applying the leases guidance at a portfolio level need not be limited to simply grouping contracts together.” The portfolio approach could also be applied to other aspects of the leases guidance for which lessees need to make judgments and estimates, such as determining the discount rate and determining and reassessing the lease term.

ASC 842 provides the following implementation guidance for applying the portfolio approach to establish the discount rate for the lease.

Excerpt from Accounting Standards Codification

Leases – Lessee

Implementation Guidance and Illustrations

Example 2 – Portfolio Approach to Establishing the Discount Rate for the Lease

842-20-55-18

Lessee, a public entity, is the parent of several consolidated subsidiaries. During the current period, 2 subsidiaries entered into a total of 400 individual leases of large computer servers, each with terms ranging between 4 and 5 years and annual payments ranging between \$60,000 and \$100,000, depending on the hardware capacity of the servers. In aggregate, total lease payments for these leases amount to \$30 million.

842-20-55-19

The individual lease contracts do not provide information about the rate implicit in the lease. Lessee is BBB credit rated and actively raises debt in the corporate bond market. Both subsidiaries are unrated and do not actively engage in treasury operations in their respective markets. On the basis of its credit rating and the collateral represented by the leased servers, Lessee’s incremental borrowing rate on \$60,000 through \$100,000 (the range of lease payments on each of the 400 leases) would be approximately 4 percent. Lessee notes that 5-year zero-coupon U.S. Treasury instruments are currently yielding 1.7 percent (a risk-free rate). Because Lessee conducts its treasury operations centrally (that is, at the consolidated group level), it is reasonably assumed that consideration of the group credit standing factored into how each lease was priced.

842-20-55-20

Lessee may determine the discount rate for the lease for the 400 individual leases entered into on different dates throughout the current period by using a portfolio approach. That is, Lessee can apply a single discount rate to the portfolio of new leases. This is because during the period, the new leases are all of similar terms (four to five years), and Lessee's credit rating and the interest rate environment are stable. Because the pricing of the lease is influenced by the credit standing and profile of Lessee rather than the subsidiaries (that is, because Lessee conducts treasury operations for the consolidated group), Lessee concludes that its incremental borrowing rate of 4 percent is an appropriate discount rate for each of the 400 leases entered into by Lessee's 2 subsidiaries during the period. Because Lessee is a public entity, it is not permitted to use a risk-free discount rate.

4.8.5 Effects of lease-related assets and liabilities on income tax accounting

ASC 842 also affects lessees' accounting for income taxes. For lessees, ASC 842 requires recognition of additional lease-related assets and liabilities that will likely result in additional book-tax basis differences such as the following:

- ▶ Recognition and measurement of deferred tax assets and liabilities associated with book-tax basis differences
- ▶ Assessment of the recoverability of deferred tax assets (i.e., the need for and measurement of a valuation allowance)

Refer to our FRD, [Income taxes](#).

4.8.6 Rent capitalization

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

842-10-55-19

In some **lease** arrangements, the **lessor** may make the **underlying asset** available for use by the **lessee** (for example, the lessee may take possession of or be given control over the use of the underlying asset) before it begins operations or makes **lease payments** under the terms of the lease. During this period, the lessee has the right to use the underlying asset and does so for the purpose of constructing a lessee asset (for example, leasehold improvements).

842-10-55-20

The **contract** may require the lessee to make lease payments only after construction is completed and the lessee begins operations. Alternatively, some contracts require the lessee to make lease payments when it takes possession of or is given control over the use of the underlying asset. The timing of when lease payments begin under the contract does not affect the **commencement date** of the lease.

842-10-55-21

Lease costs (or income) associated with building and ground leases incurred (earned) during and after a construction period are for the right to use the underlying asset during and after construction of a lessee asset. There is no distinction between the right to use an underlying asset during a construction period and the right to use that asset after the construction period. Therefore, lease costs (or income) associated with ground or building leases that are incurred (earned) during a construction period should be recognized by the lessee (or lessor) in accordance with the guidance in Subtopics 842-20 and 842-30, respectively. That guidance does not address whether a lessee that accounts for the sale or rental of real estate projects under Topic 970 should capitalize rental costs associated with ground and building leases.

An end user lessee is prohibited from capitalizing rent under an operating lease as part of the cost of a constructed asset. Rental costs incurred during and after a construction period are for the right to direct the use of an underlying asset during and after construction of a lessee asset. There is no distinction between the right to use a leased asset during the construction period and the right to use that asset after the construction period. Therefore, lease costs associated with ground or building operating leases that are incurred during a construction period are recognized in accordance with ASC 842's guidance for lessee accounting for operating leases (refer to section 4.2, *Operating leases*). Interest related to a finance lease should be included in the interest cost used to determine capitalized interest in accordance with ASC 835-20.

The guidance in ASC 842-10-55-21 does not address whether a lessee of real estate under development within the scope of ASC 970-360 should capitalize rental costs associated with ground and building operating leases during development. See our FRD, [Real estate project costs](#), for further discussion on accounting for such costs.

It should be noted that it is not appropriate to defer occupancy costs as a component of start-up activities (ASC 720-15).

4.8.7

Lessee accounting for maintenance deposits

Excerpt from Accounting Standards Codification

Leases – Lessee

Implementation Guidance and Illustrations

842-20-55-4

Under certain **leases** (for example, certain equipment leases), a **lessee** is legally or contractually responsible for repair and maintenance of the **underlying asset** throughout the **lease term**. Additionally, certain lease agreements include provisions requiring the lessee to make deposits to the **lessor** to financially protect the lessor in the event the lessee does not properly maintain the underlying asset. Lease agreements often refer to these deposits as maintenance reserves or supplemental rent. However, the lessor is required to reimburse the deposits to the lessee on the completion of maintenance activities that the lessee is contractually required to perform under the lease agreement.

842-20-55-5

Under a typical arrangement, maintenance deposits are calculated on the basis of a performance measure, such as hours of use of the underlying asset, and are contractually required under the terms of the lease agreement to be used to reimburse the lessee for required maintenance of the underlying asset on the completion of that maintenance. The lessor is contractually required to reimburse the lessee for the maintenance costs paid by the lessee, to the extent of the amounts on deposit.

842-20-55-6

In some cases, the total cost of cumulative maintenance events over the term of the lease is less than the cumulative deposits, which results in excess amounts on deposit at the expiration of the lease. In those cases, some lease agreements provide that the lessor is entitled to retain such excess amounts, whereas other agreements specifically provide that, at the expiration of the lease agreement, such excess amounts are returned to the lessee (refundable maintenance deposit).

842-20-55-7

The guidance in paragraphs 842-20-55-8 through 55-9 does not apply to payments to a lessor that are not substantively and contractually related to maintenance of the leased asset. If at the **commencement date** a lessee determines that it is less than **probable** that the total amount of payments will be returned to the lessee as a reimbursement for maintenance activities, the lessee should consider that when determining the portion of each payment that is not addressed by the guidance in paragraphs 842-20-55-8 through 55-9.

842-20-55-8

Maintenance deposits paid by a lessee under an arrangement accounted for as a lease that are refunded only if the lessee performs specified maintenance activities should be accounted for as a deposit asset.

842-20-55-9

A lessee should evaluate whether it is probable that an amount on deposit recognized under paragraph 842-20-55-8 will be returned to reimburse the costs of the maintenance activities incurred by the lessee. When an amount on deposit is less than probable of being returned, it should be recognized in the same manner as variable lease expense. When the underlying maintenance is performed, the maintenance costs should be expensed or capitalized in accordance with the lessee's maintenance accounting policy.

Under certain lease arrangements, a lessee may be contractually or legally responsible for repair and maintenance of the leased asset during the term of the lease arrangement. In addition, the lease arrangement may require the lessee to make deposits (also commonly referred to as maintenance reserves or supplemental rent) with the lessor to protect the lessor if the lessee does not properly maintain the leased asset (i.e., the lessor would use the funds to restore the leased asset to proper working order).

Under a typical lease arrangement, the lessor is contractually required to reimburse the lessee a portion of the deposit as qualifying maintenance activities are performed and paid for by the lessee. If the deposits paid to the lessor exceed costs incurred for maintenance activities, the lease arrangement may allow the lessor to retain the excess amounts when the lease expires or may require the lessor to refund such excess amounts to the lessee. While refundable maintenance deposits are accounted for by lessees as a deposit, some had questioned the accounting for lessee maintenance deposits that are not automatically refundable in all instances, including those that are not refunded if the lessee does not perform the maintenance activities specified by the lease arrangement.

Maintenance deposits paid by the lessee under an arrangement accounted for as a lease that are refunded only if the lessee performs specified maintenance activities should be considered deposit assets by the lessee if it is probable that the deposits will be refunded. The cost of maintenance activities should be expensed or capitalized by the lessee, as appropriate, when the underlying maintenance is performed. If a lessee determines that it isn't probable that its maintenance deposit will be refunded, the deposit is recognized as variable rent expense. If it is probable at inception of the lease that a portion of the deposits will not be refunded, the lessee should recognize as an expense a pro rata portion of the deposits as they are paid as variable lease payments (refer to section 2.9.1, *Lessee accounting for variable lease payments*).

Some lease agreements call for maintenance deposits and refunds to be made throughout the term of the lease. For instance, an airplane lease may require the lessee to make a deposit with the lessor based on usage of the airplane (e.g., pay a defined amount for every hour or cycle flown) and the lessor to refund those deposits upon the performance of required maintenance activities. In such leases, deposits can be made and refunded multiple times over the lease. The following illustration depicts the accounting treatment for multiple cycle maintenance deposits.

Illustration 4-9 Deposits in leases with multiple maintenance cycles

Airline A leases an airplane from Lessor B for 10 years and agrees to provide Lessor B with maintenance deposits of \$50 for every flight hour flown. Airline A is responsible for maintaining the airplane, and Lessor B must reimburse Airline A for engine overhaul maintenance costs incurred up to the amounts on deposit when the engine overhaul maintenance occurs. Any excess amounts on deposit are retained by Lessor B.

Assume that the airplane being leased requires engine overhaul maintenance after every 20,000 flight hours, and the expected cost of the engine overall maintenance exceeds the amounts to be placed on deposit (i.e., expected cost of engine overhaul is greater than $\$1,000,000 = \$50/\text{hour} \times 20,000$ hours). Airline A expects to fly the leased airplane between 4,000 and 5,000 hours each year.

In the early periods of the lease, deposits made by Airline A are probable of being returned because Airline A expects to incur reimbursable maintenance costs by performing engine overhaul maintenance. As such, maintenance deposits made should be accounted for as deposit assets.

Toward the end of the lease, Airline A may be required to make maintenance deposits that are not probable of being returned if Airline A does not expect to perform another engine overhaul. For instance, assume that Airline A flies the airplane for a total of 40,000 hours over the first nine years of the lease, performs the second engine overhaul at the end of the ninth year and receives reimbursement from Lessor B for the funds on deposit. Airline A would still be required to make payments of \$50 for every flight hour flown in the 10th year of the lease. However, because Airline A will not perform another engine overhaul, those payments will not be returned (i.e., not probable of being returned). As such, the maintenance deposit payments made by Airline A after the second engine overhaul would not be considered deposit assets (as they are less than probable of being returned to Airline A) and should be accounted for as variable lease payments.

To determine whether it is probable that the deposit will be refunded, entities should use the second definition of probable in the Master Glossary, which states: "the future events are likely to occur." This is the same threshold of probability that is used in ASC 450 with respect to the recognition of liabilities.

4.8.8 Lessee accounting for costs to prepare an asset for its intended use or to deliver the asset to the location of its intended use (updated January 2019)

A lessee may incur certain costs to prepare an asset for its intended use or to deliver the asset to the location of its intended use. Questions have arisen about how a lessee accounts for such costs when paid to a third party (other than the lessor) or when the lessee performs the work itself.

In response to a technical inquiry, the FASB staff said that such costs are not initial direct costs because they do not represent costs incurred prior to lease inception that are directly attributable to negotiating and arranging a lease (refer to section 2.6, *Initial direct costs*). However, the FASB staff believes if no other GAAP applies to such costs, it would be permissible for a lessee to make an accounting policy election to analogize to the guidance in ASC 360-10 on accounting for costs to bring an asset to the condition and location necessary for its intended use or to expense the costs as incurred. A lessee should apply its accounting policy election consistently to all leases and should disclose its accounting policy, if material. A lessee that analogizes to the guidance in ASC 360-10 capitalizes such costs if the activities are consistent with the ASC 360 glossary definition of activities necessary to bring an asset to the condition and location necessary for its intended use. In a speech,⁷ a member of the SEC staff reiterated the views expressed by the FASB staff.

⁷ Speech by Andrew W. Pidgeon, 10 December 2018. Refer to the SEC website at <https://www.sec.gov/news/speech/speech-pidgeon-121018>.

Note that the FASB technical inquiry did not address costs paid to the lessor. Those costs are accounted for as consideration in the contract (refer to section 1.4.3.1, *Determining the consideration in the contract – lessees*) or as part of a variable payment not based on an index or rate (refer to section 2.9.1, *Lessee accounting for variable lease payments*).

4.8.9 Utilizing capitalization thresholds

Consistent with the discussion in the Basis for Conclusions (BC 122) of ASU 2016-02, we expect that entities may adopt a reasonable capitalization threshold below which ROU assets and lease liabilities will not be recognized on the balance sheet. We believe it also may be acceptable for an entity to adopt a policy to recognize lease liabilities, but not recognize the related ROU asset on the balance sheet (i.e., a lessee would expense the amount that otherwise would be recognized as the ROU asset at lease commencement).

Although the Board acknowledged in BC 122 that an entity's practice of adopting a capitalization threshold for leases may be consistent with its accounting policies in other areas of GAAP such as purchases of property, plant and equipment (PP&E), we believe it would be inappropriate for entities to default to using an existing threshold for PP&E because the established threshold does not consider the effect of not recognizing liabilities. Because previously established capitalization thresholds did not contemplate the non-recognition of the additional asset class introduced by ASC 842 (i.e., the ROU asset), entities may need to consider whether their previously established capitalization thresholds in other areas of GAAP remain appropriate. Entities also should consider implications on internal control over financial reporting when establishing or re-evaluating a capitalization threshold.

4.8.10 Exit or disposal cost obligations under ASC 420 ('cease-use' liabilities) (added March 2019)

Excerpt from Accounting Standards Codification

Exit or Disposal Cost Obligations – Overall

Scope and Scope Exceptions

Transactions

420-10-15-3

The guidance in the Exit or Disposal Cost Obligations Topic applies to the following transactions and activities:

- a. Termination benefits provided to current employees that are involuntarily terminated under the terms of a benefit arrangement that, in substance, is not an ongoing benefit arrangement or an individual deferred compensation contract (referred to as **one-time employee termination benefits**)
- b. Costs to terminate a contract that is not a capital lease (see paragraphs 420-10-25-11 through 25-13 for further description of contract termination costs and paragraph 840-30-40-1 for terminations of a capital lease)
- c. Costs to consolidate facilities or relocate employees
- d. Costs associated with a disposal activity covered by Subtopic 205-20
- e. Costs associated with an exit activity, including exit activities associated with an entity newly acquired in a business combination or an **acquisition by a not-for-profit entity**.

Pending Content:**Transition Date:** (P) December 16, 2018; (N) December 16, 2019 | **Transition Guidance:** 842-10-65-1

The guidance in the Exit or Disposal Cost Obligations Topic applies to the following transactions and activities:

- a. Termination benefits provided to current employees that are involuntarily terminated under the terms of a benefit arrangement that, in substance, is not an ongoing benefit arrangement or an individual deferred compensation contract (referred to as **one-time employee termination benefits**)
- b. Costs to terminate a contract that is not a **lease** (see paragraphs 420-10-25-11 through 25-13 for further description of contract termination costs and paragraph 842-20-40-1 for terminations of a capital lease)
- c. Costs to consolidate facilities or relocate employees
- d. Costs associated with a disposal activity covered by Subtopic 205-20
- e. Costs associated with an exit activity, including exit activities associated with an entity newly acquired in a business combination or an **acquisition by a not-for-profit entity**.

The new leases standard amended ASC 420 to exclude costs to terminate a contract that is a lease from the scope of that guidance. However, the amended guidance in ASC 420 does not specify whether the non-lease component in a contract that contains both a lease and non-lease component continues to be subject to ASC 420.

A lessee that makes the policy election to account for a lease component of a contract and its associated non-lease components as a single lease component allocates all of the contract consideration to the lease component (refer to section 1.4.2.3, *Practical expedient to not separate lease and non-lease components – lessees*), and the lease and associated non-lease components are accounted for as a single lease component under ASC 842. In this case, a lessee does not apply ASC 420 to that contract because leases are excluded from the scope of ASC 420. Refer to section 11.2.8, *Practical expedient to not separate lease and non-lease components*, for further discussion of how an entity may elect to apply the practical expedient to combine lease and non-lease components for its existing leases when it transitions to the new leases standard.

A lessee that does not make the policy election to combine the lease and associated non-lease components follows the guidance in ASC 842 to account for the lease component and other applicable guidance to account for the non-lease component. As such, we believe lessees should consider the guidance in ASC 420 for exit or disposal costs associated with the non-lease component.

4.9**Presentation (updated January 2019)****Excerpt from Accounting Standards Codification**

Leases – Lessee

*Other Presentation Matters**Statement of Financial Position***842-20-45-1**

A lessee shall either present in the statement of financial position or disclose in the notes all of the following:

- a. **Finance lease right-of-use assets** and **operating lease right-of-use assets** separately from each other and from other assets

- b. Finance **lease liabilities** and operating lease liabilities separately from each other and from other liabilities.

Right-of-use assets and lease liabilities shall be subject to the same considerations as other nonfinancial assets and financial liabilities in classifying them as current and noncurrent in classified statements of financial position.

842-20-45-2

If a lessee does not present finance lease and operating lease right-of-use assets and lease liabilities separately in the statement of financial position, the lessee shall disclose which line items in the statement of financial position include those right-of-use assets and lease liabilities.

842-20-45-3

In the statement of financial position, a lessee is prohibited from presenting both of the following:

- a. Finance lease right-of-use assets in the same line item as operating lease right-of-use assets
- b. Finance lease liabilities in the same line item as operating lease liabilities.

Statement of Comprehensive Income

842-20-45-4

In the statement of comprehensive income, a **lessee** shall present both of the following:

- a. For **finance leases**, the interest expense on the **lease liability** and amortization of the **right-of-use asset** are not required to be presented as separate line items and shall be presented in a manner consistent with how the entity presents other interest expense and depreciation or amortization of similar assets, respectively
- b. For **operating leases**, **lease** expense shall be included in the lessee's income from continuing operations.

Statement of Cash Flows

842-20-45-5

In the statement of cash flows, a **lessee** shall classify all of the following:

- a. Repayments of the principal portion of the **lease liability** arising from **finance leases** within financing activities
- b. Interest on the lease liability arising from finance leases in accordance with the requirements relating to interest paid in Topic 230 on cash flows
- c. Payments arising from **operating leases** within operating activities, except to the extent that those payments represent costs to bring another asset to the condition and location necessary for its intended use, which should be classified within investing activities
- d. **Variable lease payments** and **short-term lease** payments not included in the lease liability within operating activities.

Right-of-use assets and lease liabilities are subject to the same considerations as other nonfinancial assets and financial liabilities in classifying them as current and noncurrent in classified statements of financial position. Consistent with the classification of plant, property and equipment and other assets that are depreciated or amortized, we believe right-of-use assets generally should be classified as noncurrent.

The following table summarizes how lease-related amounts and activities are presented in lessees' financial statements.

Financial statement	Lessee presentation
Balance sheet	<ul style="list-style-type: none"> ▶ Finance leases: A lessee presents either in the statement of financial position or discloses in the notes all of the following: <ul style="list-style-type: none"> ▶ Right-of-use assets presented either: <ul style="list-style-type: none"> ▶ Separately from other assets (e.g., owned assets) and separately from operating lease right-of-use assets ▶ Together with other assets and separate from operating lease right-of-use assets, with disclosures of the balance sheet line items that include finance lease right-of-use assets and their amounts ▶ Lease liabilities presented either: <ul style="list-style-type: none"> ▶ Separately from other liabilities and separately from operating lease liabilities ▶ Together with other liabilities and separate from operating lease liabilities, with disclosure of the balance sheet line items that include finance lease liabilities and their amounts ▶ Operating leases: A lessee presents either in the statement of financial position or discloses in the notes all of the following: <ul style="list-style-type: none"> ▶ Right-of-use assets presented either: <ul style="list-style-type: none"> ▶ Separately from other assets (e.g., owned assets) and separately from finance lease right-of-use assets ▶ Together with other assets and separate from finance lease right-of-use assets, with disclosures of the balance sheet line items that include operating lease right-of-use assets and their amounts ▶ Lease liabilities presented either: <ul style="list-style-type: none"> ▶ Separately from other liabilities and separately from finance lease liabilities ▶ Together with other liabilities and separate from finance lease liabilities, with disclosure of the balance sheet line items that include operating lease liabilities and their amounts
Income statement	<ul style="list-style-type: none"> ▶ Finance leases: Lease-related amortization and lease-related interest expense are not required to be presented as separate line items and should be presented in a manner consistent with how the entity presents depreciation and amortization of similar assets and other interest expense. However, lease-related amortization and lease-related interest expense cannot be combined in the same line item. ▶ Operating leases: Lease expense is included in income from continuing operations.
Statement of cash flows	<ul style="list-style-type: none"> ▶ Finance leases: Cash payments for the principal portion of the lease liability are presented within financing activities, and cash payments for the interest portion are presented in accordance with ASC 230, <i>Statement of Cash Flows</i>. ▶ Operating leases: Cash payments for lease payments are presented within operating activities, except for payments that represent costs to bring another asset to the condition and location necessary for its intended use, which are presented within investing activities. ▶ Both types of leases: <ul style="list-style-type: none"> ▶ Lease payments for short-term leases not recognized on the balance sheet and variable lease payments (not included in the lease liability) are presented within operating activities. ▶ Noncash activity (e.g., the initial recognition of the lease at commencement) is disclosed as a supplemental noncash item.

4.10 Disclosure (updated March 2019)

The objective of lessee disclosures is to enable financial statement users to assess the amount, timing and uncertainty of cash flows arising from leases. ASC 842 requires a lessee to disclose quantitative and qualitative information about its leases, the significant judgments and assumptions made in applying ASC 842 and the amounts recognized in the financial statements related to those leases. ASC 842 does not require a specific format for lessees' quantitative disclosures but includes an example in a tabular format.

Lessees may need to exercise judgment to determine the appropriate level at which to aggregate or disaggregate disclosures so that meaningful information is not obscured by insignificant details or by groupings of items with different characteristics. The disclosure requirements apply to all entities.

After the year of adoption (e.g., 2020 for a calendar year entity that adopts on 1 January 2019), there are no required interim period lessee disclosures. However, a lessee should evaluate whether it needs to make additional interim disclosures under ASC 270, *Interim Reporting*, and Article 10 of Regulation S-X for SEC registrants (also refer to ASC 270-10-S99-1). For example, a lessee may include interim lease disclosures that are consistent with its annual financial statements if its leasing activities are significant or if there are significant events or changes in its leasing activities during the interim period.

ASC 842 includes the following disclosure requirements for lessees.

Excerpt from Accounting Standards Codification

Leases – Lessee

Disclosure

842-20-50-1

The objective of the disclosure requirements is to enable users of financial statements to assess the amount, timing, and uncertainty of cash flows arising from **leases**. To achieve that objective, a **lessee** shall disclose qualitative and quantitative information about all of the following:

- a. Its leases (as described in paragraphs 842-20-50-3(a) through (b) and 842-20-50-7 through 50-8)
- b. The significant judgments made in applying the requirements in this Topic to those leases (as described in paragraph 842-20-50-3(c))
- c. The amounts recognized in the financial statements relating to those leases (as described in paragraphs 842-20-50-4 and 842-20-50-6).

842-20-50-2

A lessee shall consider the level of detail necessary to satisfy the disclosure objective and how much emphasis to place on each of the various requirements. A lessee shall aggregate or disaggregate disclosures so that useful information is not obscured by including a large amount of insignificant detail or by aggregating items that have different characteristics.

842-20-50-3

A lessee shall disclose all of the following:

- a. Information about the nature of its leases, including:
 1. A general description of those leases.
 2. The basis and terms and conditions on which **variable lease payments** are determined.
 3. The existence and terms and conditions of options to extend or terminate the lease. A lessee should provide narrative disclosure about the options that are recognized as part of its **right-of-use assets** and **lease liabilities** and those that are not.

4. The existence and terms and conditions of **residual value guarantees** provided by the lessee.
5. The restrictions or covenants imposed by leases, for example, those relating to dividends or incurring additional financial obligations.

A lessee should identify the information relating to **subleases** included in the disclosures provided in (1) through (5), as applicable.

- b. Information about leases that have not yet commenced but that create significant rights and obligations for the lessee, including the nature of any involvement with the construction or design of the **underlying asset**.
- c. Information about significant assumptions and judgments made in applying the requirements of this Topic, which may include the following:
 1. The determination of whether a **contract** contains a lease (as described in paragraphs 842-10-15-2 through 15-27)
 2. The allocation of the consideration in a contract between lease and nonlease components (as described in paragraphs 842-10-15-28 through 15-32)
 3. The determination of the **discount rate for the lease** (as described in paragraphs 842-20-30-2 through 30-4).

842-20-50-4

For each period presented in the financial statements, a lessee shall disclose the following amounts relating to a lessee's total lease cost, which includes both amounts recognized in profit or loss during the period and any amounts capitalized as part of the cost of another asset in accordance with other Topics, and the cash flows arising from lease transactions:

- a. **Finance lease** cost, segregated between the amortization of the right-of-use assets and interest on the lease liabilities.
- b. **Operating lease** cost determined in accordance with paragraphs 842-20-25-6(a) and 842-20-25-7.
- c. **Short-term lease** cost, excluding expenses relating to leases with a **lease term** of one month or less, determined in accordance with paragraph 842-20-25-2.
- d. Variable lease cost determined in accordance with paragraphs 842-20-25-5(b) and 842-20-25-6(b).
- e. Sublease income, disclosed on a gross basis, separate from the finance or operating lease expense.
- f. Net gain or loss recognized from sale and leaseback transactions in accordance with paragraph 842-40-25-4.
- g. Amounts segregated between those for finance and operating leases for the following items:
 1. Cash paid for amounts included in the measurement of lease liabilities, segregated between operating and financing cash flows
 2. Supplemental noncash information on lease liabilities arising from obtaining right-of-use assets
 3. Weighted-average remaining lease term
 4. Weighted-average discount rate.

842-20-55-53

The following Example illustrates how a lessee may meet the quantitative disclosure requirements in paragraph 842-20-50-4.

	Year Ending December 31,	
	20X2	20X1
Lease cost		
Finance lease cost:	\$ XXX	\$ XXX
Amortization of right-of-use assets	XXX	XXX
Interest on lease liabilities	XXX	XXX
Operating lease cost	XXX	XXX
Short-term lease cost	XXX	XXX
Variable lease cost	XXX	XXX
Sublease income	<u>(XXX)</u>	<u>(XXX)</u>
Total lease cost	<u>\$ XXX</u>	<u>\$ XXX</u>
Other information		
(Gains) and losses on sale and leaseback transactions, net	\$ (XXX)	\$ XXX
Cash paid for amounts included in the measurement of lease liabilities	XXX	XXX
Operating cash flows from finance leases	XXX	XXX
Operating cash flows from operating leases	XXX	XXX
Financing cash flows from finance leases	XXX	XXX
Right-of-use assets obtained in exchange for new finance lease liabilities	XXX	XXX
Right-of-use assets obtained in exchange for new operating lease liabilities	XXX	XXX
Weighted-average remaining lease term – finance leases	XX years	XX years
Weighted-average remaining lease term – operating leases	XX years	XX years
Weighted-average discount rate – finance leases	X.X%	X.X%
Weighted-average discount rate – operating leases	X.X%	X.X%

842-20-50-6

A lessee shall disclose a maturity analysis of its finance lease liabilities and its operating lease liabilities separately, showing the undiscounted cash flows on an annual basis for a minimum of each of the first five years and a total of the amounts for the remaining years. A lessee shall disclose a reconciliation of the undiscounted cash flows to the finance lease liabilities and operating lease liabilities recognized in the statement of financial position.

842-20-50-7

A lessee shall disclose lease transactions between related parties in accordance with paragraphs 850-10-50-1 through 50-6.

842-20-50-8

A lessee that accounts for short-term leases in accordance with paragraph 842-20-25-2 shall disclose that fact. If the short-term lease expense for the period does not reasonably reflect the lessee's short-term lease commitments, a lessee shall disclose that fact and the amount of its short-term lease commitments.

842-20-50-9

A lessee that elects the practical expedient on not separating lease components from nonlease components in paragraph 842-10-15-37 shall disclose its accounting policy election and which class or classes of underlying assets it has elected to apply the practical expedient.

4.11 Lessee illustrations

Excerpt from Accounting Standards Codification

Leases – Lessee

Implementation Guidance and Illustrations

Example 3 – Initial and Subsequent Measurement by a Lessee and Accounting for a Change in the Lease Term

Case A—Initial and Subsequent Measurement of the Right-of-Use Asset and the Lease Liability

842-20-55-22

Lessee enters into a 10-year lease of an asset, with an option to extend for an additional 5 years. Lease payments are \$50,000 per year during the initial term and \$55,000 per year during the optional period, all payable at the beginning of each year. Lessee incurs initial direct costs of \$15,000.

842-20-55-23

At the commencement date, Lessee concludes that it is not reasonably certain to exercise the option to extend the lease and, therefore, determines the lease term to be 10 years.

842-20-55-24

The rate implicit in the lease is not readily determinable. Lessee's incremental borrowing rate is 5.87 percent, which reflects the fixed rate at which Lessee could borrow a similar amount in the same currency, for the same term, and with similar collateral as in the lease at the commencement date.

842-20-55-25

At the commencement date, Lessee makes the lease payment for the first year, incurs initial direct costs, and measures the lease liability at the present value of the remaining 9 payments of \$50,000, discounted at the rate of 5.87 percent, which is \$342,017. Lessee also measures a right-of-use asset of \$407,017 (the initial measurement of the lease liability plus the initial direct costs and the lease payment for the first year).

842-20-55-26

During the first year of the lease, Lessee recognizes lease expense depending on how the lease is classified. Paragraphs 842-20-55-27 through 55-30 illustrate the lease expense depending on whether the lease is classified as a finance lease or as an operating lease.

If the Lease Is Classified as a Finance Lease

842-20-55-27

Lessee depreciates its owned assets on a straight-line basis. Therefore, the right-of-use asset would be amortized on a straight-line basis over the 10-year lease term. The lease liability is increased to reflect the Year 1 interest on the lease liability in accordance with the interest method. As such, in Year 1 of the lease, Lessee recognizes the amortization expense of \$40,702 ($\$407,017 \div 10$) and the interest expense of \$20,076 ($5.87\% \times \$342,017$).

842-20-55-28

At the end of the first year of the lease, the carrying amount of Lessee's lease liability is \$362,093 ($\$342,017 + \$20,076$), and the carrying amount of the right-of-use asset is \$366,315 ($\$407,017 - \$40,702$).

If the Lease Is Classified as an Operating Lease**842-20-55-29**

Lessee determines the cost of the lease to be \$515,000 (sum of the lease payments for the lease term and initial direct costs incurred by Lessee). The annual lease expense to be recognized is therefore \$51,500 ($\$515,000 \div 10$ years).

842-20-55-30

At the end of the first year of the lease, the carrying amount of Lessee's lease liability is \$362,093 ($\$342,017 + \$20,076$), and the carrying amount of the right-of-use asset is \$375,593 (the carrying amount of the lease liability plus the remaining initial direct costs, which equal \$13,500).

Case B—Accounting for a Change in the Lease Term**842-20-55-31**

At the end of Year 6 of the lease, Lessee makes significant leasehold improvements. Those improvements are expected to have significant economic value for Lessee at the end of the original lease term of 10 years. The improvements result in the underlying asset having greater utility to Lessee than alternative assets that could be leased for a similar amount and that are expected to have significant economic life beyond the original lease term. Consequently, construction of the leasehold improvements is deemed a significant event or significant change in circumstances that directly affects whether Lessee is reasonably certain to exercise the option to extend the lease and triggers a reassessment of the lease term. Upon reassessing the lease term, at the end of Year 6, Lessee concludes that it is reasonably certain to exercise the option to extend the lease for five years. Taking into consideration the extended remaining lease term, Lessee's incremental borrowing rate at the end of Year 6 is 7.83 percent. As a result of Lessee's remeasuring the remaining lease term to nine years, Lessee also would remeasure any variable lease payments that depend on an index or a rate; however, in this Example, there are no variable lease payments that depend on an index or a rate. In accordance with paragraph 842-10-25-1, Lessee reassesses the lease classification as a result of the change in the lease term. Assume for purposes of this Example that the reassessment does not change the classification of the lease from that determined at the commencement date.

842-20-55-32

At the end of Year 6, before accounting for the change in the lease term, the lease liability is \$183,973 (present value of 4 remaining payments of \$50,000, discounted at the rate of 5.87 percent). Lessee's right-of-use asset is \$162,807 if the lease is classified as a finance lease or \$189,973 if the lease is classified as an operating lease (the balance of the remeasured lease liability at the end of Year 6 plus the remaining initial direct costs of \$6,000).

842-20-55-33

Lessee remeasures the lease liability, which is now equal to the present value of 4 payments of \$50,000 followed by 5 payments of \$55,000, all discounted at the rate of 7.83 percent, which is \$355,189. Lessee increases the lease liability by \$171,216, representing the difference between the remeasured liability and its current carrying amount ($\$355,189 - \$183,973$). The corresponding adjustment is made to the right-of-use asset to reflect the cost of the additional rights.

842-20-55-34

Following the adjustment, the carrying amount of Lessee's right-of-use asset is \$334,023 if the lease is a finance lease (that is, $\$162,807 + \$171,216$) or \$361,189 if the lease is an operating lease (that is, $\$189,973 + \$171,216$).

842-20-55-35

Lessee then makes the \$50,000 lease payment for Year 7, reducing the lease liability to \$305,189 ($\$355,189 - \$50,000$), regardless of how the lease is classified.

842-20-55-36

Lessee recognizes lease expense in Year 7 as follows, depending on how the lease had been classified at the commencement date.

If the Lease Is Classified as a Finance Lease at the Commencement Date**842-20-55-37**

Lessee depreciates its owned assets on a straight-line basis. Therefore, the right-of-use asset will be amortized on a straight-line basis over the lease term. The lease liability will be reduced in accordance with the interest method. As such, in Year 7 (the first year following the remeasurement), Lessee recognizes amortization expense of \$37,114 ($\$334,023 \div 9$) and interest expense of \$23,896 ($7.83\% \times \$305,189$).

If the Lease Is Classified as an Operating Lease at the Commencement Date**842-20-55-38**

Lessee determines the remaining cost of the lease as the sum of the following:

- a. The total lease payments, as adjusted for the remeasurement, which is the sum of \$500,000 (10 payments of \$50,000 during the initial lease term) and \$275,000 (5 payments of \$55,000 during the term of the lease extension); plus
- b. The total initial direct costs attributable to the lease of \$15,000; minus
- c. The periodic lease cost recognized in prior periods of \$309,000.

842-20-55-39

The amount of the remaining cost of the lease is therefore \$481,000 ($\$775,000 + \$15,000 - \$309,000$). Consequently, Lessee determines that the annual expense to be recognized throughout the remainder of the lease term is \$53,444 ($\$481,000 \div$ the remaining lease term of 9 years).

5 Lessor accounting

The FASB indicated in the Basis for Conclusions (BC 90) of ASU 2016-02 that ASC 840's lessor accounting model did not need comprehensive improvements, and the costs of making changes would outweigh the benefits. Therefore, ASC 842 retains many aspects of the lessor accounting model under ASC 840. However, ASC 842 modifies ASC 840's lease classification test for lessors. Refer to section 3.2, *Criteria for lease classification – lessors*, for a discussion of the lessor classification test under ASC 842. The new guidance also modifies the accounting for sales-type and direct financing leases and eliminates leveraged lease accounting prospectively.

Sales-type leases

Under ASC 842, there is no requirement for a sales-type lease to have selling profit or loss as there is under ASC 840. Additionally, a lessor does not assess the collectibility of lease payments and any residual value guarantee provided by the lessee for purposes of evaluating whether a lease is classified as a sales-type lease under ASC 842. However, a lessor has to assess the collectibility of these amounts when accounting for a sales-type lease. Specifically, if at lease commencement, the collectibility of lease payments and any residual value guarantee provided by the lessee is not probable, the lessor does not derecognize the underlying asset and instead recognizes lease payments received, including variable lease payments that do not depend on an index or rate, as a deposit liability. Refer to section 5.2, *Sales-type leases*, for further discussion of the accounting for sales-type leases under ASC 842.

Direct financing leases

In another change from ASC 840, a direct financing lease could have selling profit or loss. However, selling profit on a direct financing lease is deferred at lease commencement, while selling loss is always recognized at lease commencement. The lease classification test is designed so that a lease can be classified as a direct financing lease only when the lessor obtains a residual value guarantee from an unrelated third party other than the lessee and that guarantee is sufficient to satisfy the "substantially all" criterion discussed in section 3.2, *Criteria for lease classification – lessors*. Although a residual value guarantee from an unrelated third party other than the lessee can exist in a sales-type lease or an operating lease, a lease without a residual value guarantee from an unrelated third party other than the lessee must be classified as either a sales-type lease or an operating lease. Refer to section 5.3, *Direct financing leases*, for further discussion of the accounting for direct financing leases under ASC 842.

Leveraged leases

ASC 842 eliminates leveraged lease accounting for new leases and existing leases modified on or after the standard's effective date. Refer to section 5.7.5, *Leveraged leases*.

5.1 Lessor accounting concepts

At lease commencement, lessors apply the key concepts described in section 2, *Key concepts*, such as determining the initial direct costs, lease term, lease payments, fair value of the underlying asset and the rate implicit in the lease. Lessors also apply the lessor accounting concepts in this section to recognize and measure their leases.

5.1.1 Net investment in the lease

Excerpt from Accounting Standards Codification

Master Glossary

Net investment in the lease

For a **sales-type lease**, the sum of the **lease receivable** and the **unguaranteed residual asset**.

For a **direct financing lease**, the sum of the lease receivable and the unguaranteed residual asset, net of any deferred selling profit.

Lease Receivable

A lessor's right to receive **lease payments** arising from a **sales-type lease** or a **direct financing lease** plus any amount that a lessor expects to derive from the underlying asset following the end of the **lease term** to the extent that it is guaranteed by the **lessee** or any other third party unrelated to the lessor, measured on a discounted basis.

Unguaranteed residual asset

The amount that a **lessor** expects to derive from the **underlying asset** following the end of the **lease term** that is not guaranteed by the **lessee** or any other third party unrelated to the lessor, measured on a discounted basis.

A lessor's net investment in a sales-type or a direct financing lease consists of the following:

- ▶ Lease receivable – The lease receivable is (1) the lessor's right to receive lease payments (refer to section 2.4, *Lease payments*) and (2) any amount a lessor expects to derive from the underlying asset at the end of the lease term that is guaranteed by the lessee or any other third party unrelated to the lessor (i.e., the guaranteed residual asset), both discounted using the rate implicit in the lease.
- ▶ Unguaranteed residual asset – The unguaranteed residual asset is any amount the lessor expects to derive from the underlying asset at the end of the lease term that is not guaranteed by the lessee or any other third party unrelated to the lessor, discounted using the rate implicit in the lease.
- ▶ Deferred selling profit (direct financing leases only) – Any selling profit (refer to section 5.1.3, *Selling profit or selling loss*) for a direct financing lease is deferred and reduces the lessor's net investment in the lease.

5.1.2 Leases with significant variable lease payments

Variable lease payments that do not depend on an index or rate, such as those based on performance (e.g., a percentage of sales) or usage of the underlying asset (e.g., the number of hours flown, the number of units produced), are not included as lease payments as discussed in section 2.4.10, *Amounts not included* in lease payments. If a lease arrangement includes significant variable lease payments that do not depend on an index or rate, the net investment in the lease recognized for a sales-type or a direct financing lease may be lower than the carrying amount of the underlying asset at lease commencement. In such circumstances, the difference between the initially recognized net investment in the lease and the carrying amount of the underlying asset derecognized is recognized as a selling loss at lease commencement. Refer to section 2.5.1, *Discount rate – lessors*, for discussion of determining the rate implicit in the lease for leases with significant variable lease payments.

5.1.3 Selling profit or selling loss

Excerpt from Accounting Standards Codification

Master Glossary

Selling Profit or Selling Loss

At the **commencement date**, selling profit or selling loss equals:

- a. The **fair value** of the **underlying asset** or the sum of (1) the **lease receivable** and (2) any **lease payments** prepaid by the lessee, if lower; minus
- b. The carrying amount of the underlying asset net of any **unguaranteed residual asset**; minus
- c. Any deferred **initial direct costs** of the lessor.

Leases that give rise to selling profit or selling loss normally result when the lessor uses leasing as a means of marketing its products or disposing of an asset.

Under ASC 842, selling profit or selling loss is calculated as follows:

- ▶ The fair value (refer to section 2.8, *Fair value*, for further discussion) of the underlying asset or the sum of (1) the lease receivable and (2) any prepaid lease payments from the lessee (net of any lease incentives paid to the lessee), **if lower**
- ▶ Minus the carrying amount of the underlying asset, net of any unguaranteed residual asset
- ▶ Minus any deferred initial direct costs of the lessor

The calculation of selling profit is based on the lower of (1) the fair value of the underlying asset and (2) the sum of the lease receivable and any prepaid lease payments from the lessee (net of any lease incentives paid to the lessee) because lease revenue in a sales-type lease is limited to the sum of the receivable and any prepayments received (net of incentives paid to the lessee). Refer to section 5.8, *Presentation*.

Selling profit – sales-type leases

ASC 842 requires a lessor to recognize any selling profit on a sales-type lease at lease commencement, assuming that collectibility of both lease payments and any residual value guarantee provided by the lessee is probable (refer to section 5.2.1.1, *Initial recognition and measurement when collectibility is probable at lease commencement – sales-type leases*). When collectibility of lease payments and any residual value guarantee provided by the lessee is not probable, the underlying asset is not derecognized, and no selling profit is recognized (refer to section 5.2.1.2, *Initial recognition and measurement when collectibility is not probable at lease commencement – sales-type leases*).

The FASB included the collectibility threshold for the recognition of a sales-type lease to better align the leases guidance with the principles in ASC 606. The FASB indicated in the Basis for Conclusions (BC 93) of ASU 2016-02 that even though a sales-type lease is not necessarily identical to a sale, the transactions are economically similar (e.g., because sales-type lessors often use leasing as an alternative means to sell their assets and have no intention of reusing or re-leasing assets leased out under a sales-type lease).

Selling profit – direct financing leases

As noted above, the lease classification test is designed so that a lease can be a direct financing lease only when the lessor obtains a residual value guarantee from an unrelated third party other than the lessee and that guarantee is sufficient to satisfy (when added to lease payments) the “substantially all” criterion discussed in section 3.2, *Criteria for lease classification – lessors*. Although a residual value guarantee from an unrelated third party other than the lessee can exist in a sales-type lease or an operating lease, a lease without a residual value guarantee from an unrelated third party other than the lessee must be classified as either a sales-type lease or an operating lease.

ASC 842 requires a lessor to defer any selling profit on a direct financing lease at lease commencement and amortize it over the lease term in a manner that, when combined with the interest income on the lease receivable and the unguaranteed residual asset, produces a constant periodic discount rate on the remaining balance of the net investment in the lease. Refer to section 5.3.2, *Subsequent measurement – direct financing leases*, for further discussion.

Selling loss

Any selling loss on a sales-type lease or direct financing lease is recognized immediately at lease commencement, but a loss may indicate that the underlying asset was impaired prior to lease commencement. Refer to section 5.2.1, *Initial recognition and measurement – sales-type leases*, and section 5.3.1, *Initial recognition and measurement – direct financing leases*, for further discussion.

A lessor that concludes, in accordance with ASC 842-10-55-3 (refer to section 3.4.6, *Fair value of the underlying asset*), that it is not practicable for it to determine the fair value of an underlying asset (particularly an identified portion of an underlying asset, such as a floor in a building) and does not evaluate the “substantially all” lease classification criterion may face practical challenges if the lease is classified as a sales-type lease based on the other applicable criteria discussed in section 3.2, *Criteria for lease classification – lessors*, (e.g., lease term). In that case, the lessor is still required to determine the fair value of the underlying asset for purpose of measurement under ASC 842 (e.g., to calculate selling profit or loss, determine the rate implicit in the lease).

5.1.4

Collectibility (updated March 2019)

Collectibility is not assessed for purposes of the sales-type lease classification test. Rather, lessors in sales-type leases assess the collectibility of lease payments and any residual value guarantee provided by the lessee for purposes of determining initial recognition and measurement. For example, if collection of lease payments and any residual value guarantee provided by the lessee is not probable (i.e., not likely to occur), the underlying asset is not derecognized, and all income is deferred. Under ASC 840, this type of lease would be classified as an operating lease. Refer to section 5.2, *Sales-type leases*.

ASC 842 requires lessors to evaluate the collectibility of lease payments and any residual value guarantee (i.e., a guarantee provided by a lessee or any other third party unrelated to the lessor) to determine lease classification for leases that would otherwise be classified as direct financing leases. That is, if collection of lease payments and any residual value guarantee is not probable (i.e., it is not likely to occur), a lease that would otherwise qualify as a direct financing lease is classified as an operating lease. Refer to section 3.2, *Criteria for lease classification – lessors*.

Collectibility of lease payments must also be evaluated for operating leases to determine the income recognition pattern for those leases. Refer to section 5.4, *Operating leases*.

The following table summarizes how the collectibility assessment affects lease classification, recognition and measurement for lessors.

	Sales-type lease	Direct financing lease	Operating lease
Classification at lease commencement	Collectibility has no effect on lease classification	Collectibility is probable (assuming the other classification criterion is met) – direct financing lease Collectibility is not probable – operating lease	Not applicable – operating leases are leases that do not meet the criteria to be classified as sales-type or direct financing leases (including leases that would otherwise be direct financing leases if collectibility was probable)
Initial recognition and measurement at lease commencement	Collectibility is probable – recognize any selling profit or loss Collectibility is not probable – do not derecognize the underlying asset and account for lease payments received as a deposit liability. Refer to section 5.2.1.2, <i>Initial recognition and measurement when collectibility is not probable at lease commencement – sales-type leases</i> , for further details.	Not applicable	Not applicable
Subsequent measurement	Collectibility is probable at lease commencement – net investment is evaluated for impairment under ASC 310, <i>Receivables</i> (prior to the adoption of ASU 2016-13, <i>Measurement of Credit Losses on Financial Instruments</i>) or ASC 326 (subsequent to the adoption of ASU 2016-13) Collectibility is not probable at lease commencement – refer to section 5.2.1.2, <i>Initial recognition and measurement when collectibility is not probable at lease commencement – sales-type leases</i>	Direct financing lease net investment evaluated for impairment under ASC 310 (prior to the adoption of ASU 2016-13) or ASC 326 (subsequent to the adoption of ASU 2016-13)	Collectibility is probable – recognize income generally on a straight-line basis Collectibility is not probable – income recognition can be no greater than lease payments and variable lease payments received. <i>Note, lessors are required to recognize the effect of a change in their assessment of whether the collectibility of operating lease receivables is probable as an adjustment to lease income rather than as bad debt expense. Refer to section 5.4, Operating leases.</i>

5.1.5

Master lease agreements

Excerpt from Accounting Standards Codification

Leases – Lessor

Implementation Guidance and Illustrations

842-10-55-17

Under a master lease agreement, the lessee may gain control over the use of additional underlying assets during the term of the agreement. If the agreement specifies a minimum number of units or dollar value of equipment, the lessee obtaining control over the use of those additional underlying

assets is not a **lease modification**. Rather, the entity (whether a lessee or a **lessor**) applies the guidance in paragraphs 842-10-15-28 through 15-42 when identifying the separate lease components and allocating the **consideration in the contract** to those components. Paragraph 842-10-55-22 explains that a master lease agreement may, therefore, result in multiple **commencement dates**.

842-10-55-18

If the master lease agreement permits the lessee to gain control over the use of additional underlying assets during the term of the agreement but does not commit the lessee to doing so, the lessee's taking control over the use of an additional underlying asset should be accounted for as a lease modification in accordance with paragraphs 842-10-25-8 through 25-18.

Under a master lease agreement, a lessee may gain control over the use of additional underlying assets during the term of the agreement. In certain cases, a master lease agreement may specify a minimum number or value of underlying assets the lessee is required to obtain. For example, a lessee enters into an agreement to obtain the right to lease three floors of a building with an option to lease an additional floor (i.e., the fourth floor).

To the extent that a lessee is required to take a specified minimum quantity or value of the underlying assets, the lessee obtaining control over the use of those additional underlying assets is not a lease modification (i.e., a change to the terms and conditions of a contract that results in a change in the scope of or the consideration for a lease). To identify the separate lease components and allocate the amount of consideration in the master lease agreement attributed to the additional underlying assets, the lessor applies the guidance in ASC 842-10-15-28 through 15-42 (refer to section 1.4, *Identifying and separating lease and non-lease components of a contract and allocating contract consideration*). Further, refer to section 5.4.1, *Time pattern of use of property in an operating lease*, for the accounting of escalating lease payments of an operating lease under a master lease agreement.

To the extent that additional underlying assets beyond the specified minimum are leased under the master lease agreement, the lessee obtaining control over the use of those additional underlying assets is considered a lease modification. Refer to section 5.6, *Lease modifications*, for the accounting of a lease modification.

If a master lease agreement does not include a specified minimum quantity or dollar value, the lessee obtaining control over the use of any additional underlying asset is also considered a lease modification. Refer to section 5.6, *Lease modifications*, for the accounting of a lease modification.

To determine lease commencement date for master lease agreements, refer to section 2.2.1, *Lease commencement date for master lease agreements*.

5.1.6 Fulfillment costs incurred by a lessor (updated January 2019)

A lessor may incur certain costs to prepare an asset for its intended use after lease inception but prior to lease commencement (e.g., costs to mobilize the asset). Questions have arisen about how a lessor accounts for such costs when paid to a third party or when the lessor performs the work itself.

In response to a technical inquiry, the FASB staff said that such costs are not initial direct costs because they do not represent costs incurred prior to lease inception that are directly attributable to negotiating and arranging a lease (refer to section 2.6, *Initial direct costs*). However, the FASB staff believes if no other GAAP applies to such costs it would be permissible for a lessor to make an accounting policy election to analogize to the guidance on contract fulfillment costs in ASC 340-40 or to expense such costs as incurred. A lessor should apply its accounting policy election consistently to all leases and should disclose its accounting policy, if material. A lessor that analogizes to the guidance on contract fulfillment costs in ASC 340-40 recognizes an asset from costs incurred to fulfill a contract only if those costs meet

the criteria in ASC 340-40-25-5 (refer to section 9.3, *Contract costs*, of our FRD, *Revenue from contracts with customers (ASC 606)*). In a speech,⁸ a member of the SEC staff reiterated the views expressed by the FASB staff.

5.2 Sales-type leases

5.2.1 Initial recognition and measurement – sales-type leases

Excerpt from Accounting Standards Codification

Leases – Lessor

Recognition

842-30-25-1

At the **commencement date**, a **lessor** shall recognize each of the following and derecognize the **underlying asset** in accordance with paragraph 842-30-40-1:

- a. A **net investment in the lease**, measured in accordance with paragraph 842-30-30-1
- b. **Selling profit or selling loss** arising from the **lease**
- c. **Initial direct costs** as an expense if, at the commencement date, the **fair value** of the underlying asset is different from its carrying amount. If the fair value of the underlying asset equals its carrying amount, initial direct costs (see paragraphs 842-10-30-9 through 30-10) are deferred at the commencement date and included in the measurement of the net investment in the lease. The **rate implicit in the lease** is defined in such a way that those initial direct costs eligible for deferral are included automatically in the net investment in the lease; there is no need to add them separately.

842-30-25-3

The guidance in paragraphs 842-30-25-1 through 25-2 notwithstanding, if collectibility of the **lease payments**, plus any amount necessary to satisfy a **residual value guarantee** provided by the **lessee**, is not **probable** at the commencement date, the lessor shall not derecognize the underlying asset but shall recognize lease payments received – including variable lease payments – as a deposit liability until the earlier of either of the following:

- a. Collectibility of the lease payments, plus any amount necessary to satisfy a residual value guarantee provided by the lessee, becomes probable. If collectibility is not probable at the commencement date, a lessor shall continue to assess collectibility to determine whether the lease payments and any amount necessary to satisfy a residual value guarantee are probable of collection.
- b. Either of the following events occurs:
 1. The **contract** has been terminated, and the lease payments received from the lessee are nonrefundable.
 2. The lessor has repossessed the underlying asset, it has no further obligation under the contract to the lessee, and the lease payments received from the lessee are nonrefundable.

⁸ Speech by Andrew W. Pidgeon, 10 December 2018. Refer to the SEC website at <https://www.sec.gov/news/speech/speech-pidgeon-121018>.

842-30-25-4

When collectibility is not probable at the commencement date, at the date the criterion in paragraph 842-30-25-3(a) is met (that is, the date at which collectibility of the lease payments plus any amount necessary to satisfy a residual value guarantee provided by the lessee is assessed as probable), the lessor shall do all of the following:

- a. Derecognize the carrying amount of the underlying asset
- b. Derecognize the carrying amount of any deposit liability recognized in accordance with paragraph 842-30-25-3
- c. Recognize a net investment in the lease on the basis of the remaining lease payments and remaining **lease term**, using the rate implicit in the lease determined at the commencement date
- d. Recognize selling profit or selling loss calculated as:
 1. The **lease receivable**; plus
 2. The carrying amount of the deposit liability; minus
 3. The carrying amount of the underlying asset, net of the **unguaranteed residual asset**.

842-30-25-5

When collectibility is not probable at the commencement date, at the date the criterion in paragraph 842-30-25-3(b) is met, the lessor shall derecognize the carrying amount of any deposit liability recognized in accordance with paragraph 842-30-25-3, with the corresponding amount recognized as lease income.

842-30-25-6

If collectibility is probable at the commencement date for a **sales-type lease** or for a **direct financing lease**, a lessor shall not reassess whether collectibility is probable. Subsequent changes in the credit risk of the lessee shall be accounted for in accordance with the impairment guidance applicable to the net investment in the lease in paragraph 842-30-35-3.

Pending Content:

Transition Date: (P) December 16, 2019; (N) December 16, 2021 | **Transition Guidance:** 326-10-65-1

If collectibility is probable at the commencement date for a **sales-type lease** or for a **direct financing lease**, a lessor shall not reassess whether collectibility is probable. Subsequent changes in the credit risk of the lessee shall be accounted for in accordance with the credit loss guidance applicable to the net investment in the lease in paragraph 842-30-35-3.

Derecognition**842-30-40-1**

At the **commencement date**, a lessor shall derecognize the carrying amount of the **underlying asset** (if previously recognized) unless the **lease** is a **sales-type lease** and collectibility of the **lease payments** is not **probable** (see paragraph 842-30-25-3).

Initial Measurement**842-30-30-1**

At the **commencement date**, for a **sales-type lease**, a **lessor** shall measure the **net investment in the lease** to include both of the following:

- a. The **lease receivable**, which is measured at the present value, discounted using the **rate implicit in the lease**, of:
 1. The **lease payments** (as described in paragraph 842-10-30-5) not yet received by the lessor
 2. The amount the lessor expects to derive from the **underlying asset** following the end of the **lease term** that is guaranteed by the **lessee** or any other third party unrelated to the lessor
- b. The **unguaranteed residual asset** at the present value of the amount the lessor expects to derive from the underlying asset following the end of the lease term that is not guaranteed by the lessee or any other third party unrelated to the lessor, discounted using the rate implicit in the lease.

5.2.1.1**Initial recognition and measurement when collectibility is probable at lease commencement – sales-type leases**

At lease commencement, a lessor accounts for a sales-type lease for which the collectibility of lease payments and any residual value guarantee provided by the lessee is probable as follows:

- ▶ Derecognizes the carrying amount of the underlying asset
- ▶ Recognizes the net investment in the lease (refer to section 5.1.1, *Net investment in the lease*)
- ▶ Recognizes, in net income, any selling profit or selling loss (refer to section 5.1.3, *Selling profit or selling loss*)
- ▶ Expenses any initial direct costs if the fair value of the underlying asset is different from its carrying amount (refer to section 2.6, *Initial direct costs*, and section 2.8, *Fair value*)
- ▶ Defers any initial direct costs and includes them in the net investment in the lease if the fair value of the underlying asset equals its carrying amount

If initial direct costs are deferred, they are included in the computation of the rate implicit in the lease and therefore automatically included in the measurement of the net investment in the lease. Refer to section 2.5, *Discount rates*, for further discussion of the rate implicit in the lease.

A lessor does not change lease classification after lease commencement due to changes in the assessment of collectibility. Subsequent changes in the collectibility of the lease payments that were determined to be probable of collection at lease commencement are identified and accounted for in the impairment assessment of the net investment in the sales-type lease. Refer to section 5.2.3, *Impairment of the net investment in the lease – sales-type leases*. Also refer to section 5.5, *Examples – lessor accounting*, Example 1, Case A.

5.2.1.2

Initial recognition and measurement when collectibility is not probable at lease commencement – sales-type leases

If the collection of the lease payments and any residual value guarantee provided by the lessee is not probable at lease commencement for a sales-type lease, a lessor does not derecognize the underlying asset and does not recognize its net investment in the lease. Instead, a lessor continues to account for the underlying asset using other US GAAP (e.g., depreciates, evaluates the asset for impairment in accordance with ASC 360) and recognizes lease payments received, including variable lease payments that do not depend on an index or rate, as a deposit liability until the earlier of either of the following:

- ▶ Collection of the lease payments, plus any amount necessary to satisfy a residual value guarantee provided by the lessee, becomes probable.
- ▶ Either of the following events occurs:
 - ▶ The contract is terminated, and the lease payments received from the lessee are nonrefundable.
 - ▶ The lessor repossesses the underlying asset and has no further obligation to the lessee under the contract, and the lease payments received from the lessee are nonrefundable.

Collectibility of lease payments and any residual value guarantee provided by the lessee is continually reassessed when collection is not probable at the commencement date.

Also refer to section 5.5, *Examples – lessor accounting*, Example 1 Case B.

Collectibility is not probable at lease commencement but subsequently becomes probable

When collectibility of lease payments and any residual value guarantee provided by the lessee is not probable at lease commencement but subsequently becomes probable, a lessor accounts for the sales-type lease as follows:

- ▶ Derecognizes the carrying amount of the underlying asset
- ▶ Derecognizes the carrying amount of any deposit liability recognized
- ▶ Recognizes a net investment in the lease, measured based on the remaining lease payments and remaining lease term, using the rate implicit in the lease determined at the commencement date
- ▶ Recognizes selling profit or selling loss calculated as:
 - ▶ The lease receivable
 - ▶ Plus the carrying amount of the deposit liability
 - ▶ Minus the carrying amount of the underlying asset, net of the unguaranteed residual asset

Collectibility is not probable at lease commencement and the contract is subsequently terminated or the underlying asset is repossessed by the lessor

When collectibility of lease payments and any residual value guarantee provided by the lessee is not probable at lease commencement, a lessor derecognizes the carrying amount of any deposit liability previously recognized and recognizes lease income when the lease payments received from the lessee are nonrefundable and either:

- ▶ The contract terminates.
- ▶ The lessor repossesses the underlying asset and has no further obligation to the lessee under the contract.

5.2.2 Subsequent measurement – sales-type leases

ASC 842's subsequent measurement guidance for sales-type leases is similar to the subsequent measurement guidance for direct financing leases, discussed in section 5.3.2, *Subsequent measurement – direct financing leases*. Deferring selling profit as part of the net investment in the lease for direct financing leases is the key difference.

Excerpt from Accounting Standards Codification

Leases – Lessor

Subsequent Measurement

842-30-35-1

After the **commencement date**, a **lessor** shall measure the **net investment in the lease** by doing both of the following:

- a. Increasing the carrying amount to reflect the interest income on the net investment in the lease. A lessor shall determine the interest income on the net investment in the lease in each period during the **lease term** as the amount that produces a constant periodic discount rate on the remaining balance of the net investment in the lease.
- b. Reducing the carrying amount to reflect the **lease payments** collected during the period.

Recognition

842-30-25-2

After the commencement date, a lessor shall recognize all of the following:

- a. Interest income on the net investment in the lease, measured in accordance with paragraph 842-30-35-1(a)
- b. **Variable lease payments** that are not included in the net investment in the lease as income in profit or loss in the period when the changes in facts and circumstances on which the variable lease payments are based occur
- c. Impairment of the net investment in the lease (as described in paragraph 842-30-35-3).

Pending Content:

Transition Date: (P) December 16, 2019; (N) December 16, 2021 | **Transition Guidance:** 326-10-65-1

After the commencement date, a lessor shall recognize all of the following:

- a. Interest income on the net investment in the lease, measured in accordance with paragraph 842-30-35-1(a)
- b. **Variable lease payments** that are not included in the net investment in the lease as income in profit or loss in the period when the changes in facts and circumstances on which the variable lease payments are based occur
- c. Credit losses on the net investment in the lease (as described in paragraph 842-30-35-3).

After lease commencement, a lessor accounts for a sales-type lease as follows:

- ▶ Recognizes interest income (in profit or loss) over the lease term in an amount that produces a constant periodic discount rate on the remaining balance of the net investment in the lease (i.e., using the rate implicit in the lease), including:
 - ▶ Interest on the lease receivable
 - ▶ Interest from accretion of the unguaranteed residual asset to its expected value at the end of the lease

- ▶ Reduces the net investment in the lease for lease payments received (net of interest income calculated above)
- ▶ Separately recognizes income from variable lease payments that are not included in the net investment in the lease (e.g., performance- or usage-based variable payments) in the period when the changes in facts and circumstances on which the variable lease payments are based occur
- ▶ Recognizes changes to variable lease payments that depend on an index or rate in profit or loss in the period of the change
- ▶ Recognizes any impairment of the net investment in the lease (refer to section 5.2.3, *Impairment of the net investment in the lease – sales-type leases*)
- ▶ We believe variable lease payments that are not included in the net investment in a lease are most appropriately presented as adjustments in interest income. Refer to section 2.9, *Variable lease payments*, for a discussion of variable leases payments that do not depend on an index or rate.

5.2.3

Impairment of the net investment in the lease – sales-type leases

Excerpt from Accounting Standards Codification

Leases – Lessor

Subsequent Measurement

842-30-35-3

A lessor shall determine impairment related to the **net investment in the lease** and shall recognize any impairment in accordance with Topic 310 on receivables (as described in paragraphs 310-10-35-16 through 35-30). When determining the loss allowance for a net investment in the lease, a lessor shall take into consideration the collateral relating to the net investment in the lease. The collateral relating to the net investment in the lease represents the cash flows that the lessor would expect to receive (or derive) from the **lease receivable** and the **unguaranteed residual asset** during and following the end of the remaining **lease term**.

Pending Content:

Transition Date: (P) December 16, 2019; (N) December 16, 2021 | **Transition Guidance:** 326-10-65-1

Loss Allowance on the Net Investment in the Lease

A lessor shall determine the loss allowance related to the **net investment in the lease** and shall record any loss allowance in accordance with Subtopic 326-20 on financial instruments measured at amortized cost. When determining the loss allowance for a net investment in the lease, a lessor shall take into consideration the collateral relating to the net investment in the lease. The collateral relating to the net investment in the lease represents the cash flows that the lessor would expect to receive (or derive) from the **lease receivable** and the **unguaranteed residual asset** during and following the end of the remaining **lease term**.

ASC 842 requires lessors to evaluate their net investment in a sales-type lease and a direct financing lease (refer to section 5.3, *Direct financing leases*) for impairment using the guidance for receivables in ASC 310 (prior to the adoption of ASU 2016-13) or ASC 326 (subsequent to the adoption of ASU 2016-13). The FASB indicated in the Basis for Conclusions (BC 310) of ASU 2016-02 that even though the unguaranteed residual asset component of the net investment in the lease does not meet the definition of a financial asset in US GAAP, it would be overly complex and provide little benefit to require entities to separately assess the unguaranteed residual asset for impairment in accordance with ASC 360 while the receivable (i.e., the financial asset) is evaluated for impairment in accordance with ASC 310 (prior to the adoption of ASU 2016-13) or ASC 326 (subsequent to the adoption of ASU 2016-13).

When determining the loss allowance for a net investment in the lease, a lessor takes into consideration the collateral relating to the net investment in the lease, which includes the cash flows that the lessor expects to receive (or derive) from both the lease receivable and the unguaranteed residual asset during the remaining lease term and after it ends. The amount that the lessor expects to derive from the unguaranteed residual asset would be based on the expected value of the residual asset at the end of the lease term, excluding any amounts guaranteed by the lessee or any other third party unrelated to the lessor.

5.2.4 Remeasurement of the net investment in the lease – sales-type leases

ASC 842's remeasurement provisions for a net investment in a sales-type lease are the same as for a direct financing lease, discussed in section 5.3.4, *Remeasurement of the net investment in the lease – direct financing leases*.

Excerpt from Accounting Standards Codification

Leases – Overall

Subsequent Measurement

842-10-35-3

A lessor shall not reassess the lease term or a lessee option to purchase the underlying asset unless the lease is modified and that modification is not accounted for as a separate contract in accordance with paragraph 842-10-25-8. When a lessee exercises an option to extend the lease or purchase the underlying asset that the lessor previously determined the lessee was not reasonably certain to exercise or exercises an option to terminate the lease that the lessor previously determined the lessee was reasonably certain not to exercise, the lessor shall account for the exercise of that option in the same manner as a **lease modification**.

Leases – Lessor

Subsequent Measurement

842-30-35-2

After the commencement date, a lessor shall not remeasure the net investment in the **lease** unless the lease is modified and that modification is not accounted for as a separate **contract** in accordance with paragraph 842-10-25-8.

After lease commencement, the net investment in a sales-type lease is not remeasured unless the lease is modified (i.e., there is a change to the terms and conditions of a contract that results in a change in the scope of or the consideration for the lease) and the modified lease is not accounted for as a separate contract. Refer to section 5.6, *Lease modifications*.

Additionally, ASC 842-10-35-3 requires lessors to account for a lessee's exercise of an option to extend or terminate the lease or purchase the underlying asset in the same manner as a lease modification when the exercise is inconsistent with the lessor's assumption about whether the lessee would exercise the option. For example, if a lessor excluded an optional period to extend the lease from the lease term because it concluded that the lessee was not reasonably certain to exercise that option, the exercise of the option by the lessee should be accounted for as a lease modification. Refer to section 5.6.3, *Lessor accounting for a modification that is not accounted for as a separate contract*.

5.2.5 Example – lessor accounting for a sales-type lease

The following illustration shows how a lessor accounts for a sales-type lease that gives rise to selling profit when the collectibility of lease payments and the residual value guarantee provided by the lessee is probable at lease commencement. Refer to section 5.5, *Examples – lessor accounting*, for additional examples of lessor accounting included in ASC 842.

Illustration 5-1 Lessor accounting for a sales-type lease

Assume Entity X (Lessor) enters into a 10-year lease of equipment with Entity Y (Lessee). Lessor sells and leases the equipment, which is not specialized in nature and is expected to have alternative use to Lessor at the end of the 10-year lease term. Under the lease:

- ▶ Lessor receives annual lease payments of \$15,000, payable at the end of each year.
- ▶ Lessor expects the residual value of the equipment to be \$50,000 at the end of the 10-year lease term.
- ▶ Lessee provides a residual value guarantee that protects Lessor on the first \$30,000 of loss below the estimated residual value at the end of the lease term of \$50,000.
- ▶ The equipment has an estimated remaining economic life of 15 years, a carrying amount of \$100,000 and a fair value of \$111,000.
- ▶ Lessor incurred and paid costs of \$2,000 for a broker's commission as a result of obtaining the lease. These costs qualify as initial direct costs and are capitalized when the lease is obtained.
- ▶ The lease does not transfer ownership of the underlying asset to Lessee at the end of the lease term or contain an option for Lessee to purchase the equipment.
- ▶ The rate implicit in the lease is 10.078%.
- ▶ At lease commencement, Lessor concludes that it is probable it will collect the lease payments and any amount probable of being owed under the residual value guarantee provided by Lessee.

Lessor classifies the lease as a sales-type lease because the present value of the sum of lease payments and the residual value guaranteed by Lessee exceeds substantially all of the fair value of the underlying asset. None of the other criteria for classification as a sales-type lease are met. If the residual value guarantee was from an unrelated party other than the lessee, the Lessor would have excluded it when determining whether the lease met the requirements to be classified as a sales-type lease (refer to section 3.2, *Criteria for lease classification – lessors*).

At lease commencement, Lessor accounts for the sales-type lease as follows:

To record the net investment in the sales-type lease and derecognize the underlying asset:

Net investment in the lease	\$	111,000 ^(a)	
Cost of goods sold		92,344 ^(b)	
Broker's commission expense		2,000 ^(c)	
Revenue	\$		103,344 ^(d)
Property held for lease			100,000 ^(e)
Capitalized initial direct costs			2,000 ^(c)

^(a) The net investment in the lease consists of (1) the present value of the 10 annual lease payments of \$15,000 plus the present value of the guaranteed residual value of \$30,000, both discounted at the rate implicit in the lease, which equals \$103,344 (i.e., the lease receivable) and (2) the present value of unguaranteed residual asset of \$20,000, which equals \$7,656. Note that the net investment in the lease is subject to the same considerations as other assets when classifying its components as current or noncurrent assets in a classified balance sheet.

^(b) Cost of goods sold is the carrying amount of the equipment of \$100,000 less the present value of the unguaranteed residual asset of \$7,656.

^(c) Costs incurred and paid for a broker's commission as a result of obtaining the lease qualify as initial direct costs when the lease is obtained but expensed at lease commencement.

^(d) Revenue equals the lease receivable, which consists of (1) the present value of the 10 annual lease payments of \$15,000 plus (2) the present value of the guaranteed residual value of \$30,000, both discounted at the rate implicit in the lease, which equals \$103,344.

^(e) \$100,000 is the carrying amount of the underlying asset.

At lease commencement, Lessor recognizes selling profit of \$11,000, which is calculated as the lease receivable of \$103,344 less the carrying amount of the asset of \$100,000, net of any unguaranteed residual asset of \$7,656, which equals \$92,344.

Year 1 journal entries for the sales-type lease:

Cash	\$ 15,000 ^(f)	
Net investment in the lease		\$ 3,813 ^(g)
Interest income		11,187 ^(h)

^(f) Receipt of annual lease payment at the end of the year.

^(g) Reduction of the net investment in the lease for lease payment received of \$15,000, net of interest income of \$11,187.

^(h) Interest income is the amount that produces a constant periodic discount rate on the remaining balance of the net investment in the lease (see computation below).

The following table summarizes the interest income from this lease and the related amortization of the net investment over the lease term.

Year	Annual rental payment	Annual interest income ^(a)	Net investment at end of year
Initial net investment	\$ –	\$ –	\$ 111,000
1	15,000	11,187	107,187
2	15,000	10,803	102,990
3	15,000	10,380	98,370
4	15,000	9,914	93,284
5	15,000	9,401	87,685
6	15,000	8,837	81,522
7	15,000	8,216	74,738
8	15,000	7,532	67,270
9	15,000	6,780	59,050
10	15,000	5,950	50,000 ^(b)

^(a) Interest income equals 10.078% of the net investment in the lease at the beginning of each year. For example, Year 1 annual interest income is calculated as \$111,000 initial net investment x 10.078%.

^(b) The estimated residual value of the equipment at the end of the lease term.

Immaterial differences may arise in the recomputation of amounts in the example above due to rounding.

5.3

Direct financing leases

5.3.1

Initial recognition and measurement – direct financing leases

Excerpt from Accounting Standards Codification

Leases – Lessor

Recognition

842-30-25-7

At the **commencement date**, a **lessor** shall recognize both of the following and derecognize the **underlying asset** in accordance with paragraph 842-30-40-1:

- A **net investment in the lease**, measured in accordance with paragraph 842-30-30-2
- Selling loss arising from the **lease**, if applicable.

842-30-25-8

Selling profit and **initial direct costs** (see paragraphs 842-10-30-9 through 30-10) are deferred at the commencement date and included in the measurement of the net investment in the lease. The **rate implicit in the lease** is defined in such a way that initial direct costs deferred in accordance with this paragraph are included automatically in the net investment in the lease; there is no need to add them separately.

842-30-25-6

If collectibility is probable at the commencement date for a **sales-type lease** or for a **direct financing lease**, a lessor shall not reassess whether collectibility is probable. Subsequent changes in the credit risk of the lessee shall be accounted for in accordance with the impairment guidance applicable to the net investment in the lease in paragraph 842-30-35-3.

Pending Content:

Transition Date: (P) December 16, 2019; (N) December 16, 2021 | **Transition Guidance:** 326-10-65-1

If collectibility is probable at the commencement date for a **sales-type lease** or for a **direct financing lease**, a lessor shall not reassess whether collectibility is probable. Subsequent changes in the credit risk of the lessee shall be accounted for in accordance with the credit loss guidance applicable to the net investment in the lease in paragraph 842-30-35-3.

Initial Measurement**842-30-30-1**

At the **commencement date**, for a **sales-type lease**, a lessor shall measure the **net investment in the lease** to include both of the following:

- a. The **lease receivable**, which is measured at the present value, discounted using the **rate implicit in the lease**, of:
 1. The **lease payments** (as described in paragraph 842-10-30-5) not yet received by the lessor
 2. The amount the lessor expects to derive from the **underlying asset** following the end of the **lease term** that is guaranteed by the **lessee** or any other third party unrelated to the lessor
- b. The **unguaranteed residual asset** at the present value of the amount the lessor expects to derive from the underlying asset following the end of the lease term that is not guaranteed by the lessee or any other third party unrelated to the lessor, discounted using the rate implicit in the lease.

842-30-30-2

At the commencement date, for a **direct financing lease**, a lessor shall measure the net investment in the lease to include the items in paragraph 842-30-30-1(a) through (b), reduced by the amount of any selling profit.

Derecognition**842-30-40-1**

At the **commencement date**, a lessor shall derecognize the carrying amount of the **underlying asset** (if previously recognized) unless the **lease** is a **sales-type lease** and collectibility of the **lease payments** is not **probable** (see paragraph 842-30-25-3).

The lease classification test is designed so that a lease can be a direct financing lease only when the lessor obtains a residual value guarantee from an unrelated third party other than the lessee and that guarantee is sufficient to satisfy the “substantially all” criterion discussed in section 3.2., *Criteria for lease classification – lessors*. Although a residual value guarantee from an unrelated third party other than the lessee can exist in a sales-type lease or an operating lease, a lease without a residual value guarantee from an unrelated third party other than the lessee must be classified as either a sales-type lease or an operating lease.

At lease commencement, a lessor accounts for a direct financing lease as follows:

- ▶ Derecognizes the carrying amount of the underlying asset
- ▶ Recognizes the net investment in the lease (refer to section 5.1.1, *Net investment in the lease*)
- ▶ Recognizes, in net income, any selling loss (refer to section 5.1.3, *Selling profit or selling loss*)
- ▶ Defers any selling profit and initial direct costs (refer to section 2.6, *Initial direct costs*) and includes those amounts in the initial measurement of the net investment in the lease

The initial measurement of the net investment in a direct financing lease is similar to that of a sales-type lease (i.e., the present value of the lease payments not yet received and the unguaranteed residual asset). However, for a direct financing lease, any selling profit is deferred at lease commencement and included in the initial measurement of the net investment in the lease (i.e., selling profit reduces the net investment in the lease). Any selling loss is recognized at lease commencement.

For a direct financing lease, because initial direct costs are deferred, they are included in the computation of the rate implicit in the lease and therefore automatically included in the measurement of the net investment in the lease (i.e., initial direct costs increase the net investment in the lease). Refer to section 2.5, *Discount rates*, for further discussion of the rate implicit in the lease.

The lease classification test is designed so that in order for a lessor to classify a lease as a direct financing lease, the collection of lease payments and any residual value guarantee (i.e., those guarantees provided by the lessee and any other third party unrelated to the lessor) must be probable at the commencement date. A lessor does not change lease classification after lease commencement due to changes in the assessment of collectibility. If a lease is classified as a direct financing lease at lease commencement, subsequent changes in collectibility are identified and accounted for in the impairment assessment of the net investment in the direct financing lease. Refer to section 5.3.3, *Impairment of the net investment in the lease – direct financing leases*. If the lease that would otherwise be classified as a direct financing lease at lease commencement is instead classified as an operating lease because collection of lease payments and any residual value guarantee is not probable at lease commencement, the subsequent change in collectibility may affect the income recognition pattern of the operating lease but would not affect its lease classification. Also refer to section 5.5, *Examples – lessor accounting*, Example 1 Case D.

5.3.2 Subsequent measurement – direct financing leases

ASC 842’s subsequent measurement guidance for direct financing leases is similar to the subsequent measurement guidance for sales-type leases, discussed in section 5.2.2, *Subsequent measurement – sales-type leases*. Deferring selling profit as part of the net investment in the lease for direct financing leases is the key difference.

Excerpt from Accounting Standards Codification

Leases – Lessor

Subsequent Measurement

842-30-35-1

After the **commencement date**, a **lessor** shall measure the **net investment in the lease** by doing both of the following:

- a. Increasing the carrying amount to reflect the interest income on the net investment in the lease. A lessor shall determine the interest income on the net investment in the lease in each period during the **lease term** as the amount that produces a constant periodic discount rate on the remaining balance of the net investment in the lease.
- b. Reducing the carrying amount to reflect the **lease payments** collected during the period.

Recognition

842-30-25-9

After the commencement date, a lessor shall recognize all of the following:

- a. Interest income on the net investment in the lease, measured in accordance with paragraph 842-30-35-1(a)
- b. **Variable lease payments** that are not included in the net investment in the lease as income in profit or loss in the period when the changes in facts and circumstances on which the variable lease payments are based occur
- c. Impairment of the net investment in the lease (as described in paragraph 842-30-35-3).

Pending Content:

Transition Date: (P) December 16, 2019; (N) December 16, 2021 | **Transition Guidance:** 326-10-65-1

After the commencement date, a lessor shall recognize all of the following:

- a. Interest income on the net investment in the lease, measured in accordance with paragraph 842-30-35-1(a)
- b. **Variable lease payments** that are not included in the net investment in the lease as income in profit or loss in the period when the changes in facts and circumstances on which the variable lease payments are based occur
- c. Credit losses on the net investment in the lease (as described in paragraph 842-30-35-3).

After lease commencement, a lessor accounts for a direct financing lease as follows:

- ▶ Recognizes interest income (in profit or loss) over the lease term in an amount that produces a constant periodic discount rate on the remaining balance of the net investment in the lease, including:
 - ▶ Interest on the lease receivable
 - ▶ Interest from accretion of the unguaranteed residual asset to its expected value at the end of the lease
 - ▶ Amortization of any deferred selling profit
- ▶ Reduces the net investment in the lease for lease payments received (net of interest income calculated above)
- ▶ Separately recognizes income from variable lease payments that are not included in the net investment in the lease (e.g., performance- or usage-based variable payments) in the period when the changes in facts and circumstances on which the variable lease payments are based occur

- ▶ Recognizes changes to variable lease payments that depend on an index or rate in profit or loss in the period of the change
- ▶ Recognizes any impairment of the net investment in the lease (refer to section 5.2.3, *Impairment of the net investment in the lease – sales-type leases*)

We believe variable lease payments that are not included in the net investment in a lease are most appropriately presented as adjustments in interest income. Refer to section 2.9, *Variable lease payments*, for a discussion of variable leases payments that do not depend on an index or rate.

Note that as illustrated in section 5.3.5, *Example – lessor accounting for a direct financing lease*, the rate used to recognize interest income on a direct financing lease differs from the rate implicit in the lease when there is deferred selling profit. Also refer to section 5.5, *Examples – lessor accounting*, Example 1 Case C.

5.3.3 Impairment of the net investment in the lease – direct financing leases

ASC 842's provisions for evaluating impairment of the net investment in a direct financing lease are the same as for a sales-type lease. Refer to section 5.2.3, *Impairment of the net investment in the lease – sales-type leases*, for further discussion.

5.3.4 Remeasurement of the net investment in the lease – direct financing leases

ASC 842's remeasurement provisions for the net investment in a direct financing lease are the same as for a sales-type lease, discussed in section 5.2.4, *Remeasurement of the net investment in the lease – sales-type leases*.

Excerpt from Accounting Standards Codification

Leases – Lessor

Subsequent Measurement

842-30-35-2

After the commencement date, a lessor shall not remeasure the net investment in the lease unless the **lease** is modified and that modification is not accounted for as a separate **contract** in accordance with paragraph 842-10-25-8.

Leases – Overall

Subsequent Measurement

842-10-35-3

A **lessor** shall not reassess the lease term or a lessee option to purchase the underlying asset unless the lease is modified and that modification is not accounted for as a separate contract in accordance with paragraph 842-10-25-8. When a lessee exercises an option to extend the lease or purchase the underlying asset that the lessor previously determined the lessee was not reasonably certain to exercise or exercises an option to terminate the lease that the lessor previously determined the lessee was reasonably certain not to exercise, the lessor shall account for the exercise of that option in the same manner as a **lease modification**.

After lease commencement, the net investment in a direct financing lease is not remeasured unless the lease is modified (i.e., there is a change to terms and conditions of a contract that results in a change in the scope of or the consideration for the lease) and the modified lease is not accounted for as a separate contract. Refer to section 5.6, *Lease modifications*.

Additionally, ASC 842-10-35-3 requires lessors to account for a lessee's exercise of an option to extend or terminate the lease or purchase the underlying asset in the same manner as a lease modification when the exercise is inconsistent with the lessor's assumption about whether the lessee would exercise the option. For example, if a lessor excluded an optional period to extend the lease from the lease term

because it concluded that the lessee was not reasonably certain to exercise that option, the exercise of the option by the lessee should be accounted for as a lease modification. Refer to section 5.6.3, *Lessor accounting for a modification that is not accounted for as a separate contract*.

5.3.5

Example – lessor accounting for a direct financing lease

The following illustration shows how a lessor accounts for a direct financing lease that gives rise to selling profit. Refer to section 5.5, *Examples – lessor accounting*, for additional examples of lessor accounting included in ASC 842.

Illustration 5-2 Lessor accounting for a direct financing lease

Assume Entity X (Lessor) enters into a 10-year lease of equipment with Entity Y (Lessee). Lessor sells and leases the equipment, which is not specialized in nature and is expected to have alternative use to Lessor at the end of the 10-year lease term. Under the lease:

- ▶ Lessor receives annual lease payments of \$15,000, payable at the end of each year.
- ▶ Lessor expects the residual value of the equipment to be \$50,000 at the end of the 10-year lease term.
- ▶ Lessor obtains a residual value guarantee from an unrelated third party other than Lessee that protects Lessor on the first \$30,000 of loss below the estimated residual value of \$50,000.
- ▶ The equipment has an estimated remaining economic life of 15 years, a carrying amount of \$100,000 and a fair value of \$111,000.
- ▶ The lease does not transfer ownership of the underlying asset to Lessee at the end of the lease term or contain an option for Lessee to purchase the underlying asset.
- ▶ The rate implicit in the lease is 10.078%.
- ▶ At lease commencement, Lessor concludes that it is probable it will collect the lease payments and any amount owed under the residual value guarantee provided by the third party.

None of the criteria for a classification as a sales-type lease are met (e.g., the present value of the lease payments is 83% of the fair value of the equipment, which is less than the 90% threshold that Lessor uses in the lease classification test). Lessor classifies the lease as a direct financing lease because (1) the present value of the sum of the lease payments and the residual value guaranteed by the unrelated third party exceeds substantially all of the fair value of the underlying asset and (2) it is probable that Lessor will collect the lease payments and any amount owed under the residual value guarantee. If the residual value guarantee was provided by Lessee, the lease would be classified as a sales-type lease (refer to section 3.2, *Criteria for lease classification – lessors*).

At lease commencement, Lessor accounts for the direct financing lease as follows:

To record the net investment in the direct financing lease and derecognize the underlying asset:

Net investment in the lease	\$ 100,000 ^(a)	
Property held for lease		100,000 ^(b)

^(a) The net investment in the lease consists of (1) the present value of the 10 annual lease payments of \$15,000 plus the present value of the guaranteed residual value of \$30,000, both discounted at the rate implicit in the lease, which equals \$103,344 (i.e., the lease receivable), plus (2) the present value of unguaranteed residual asset of \$20,000, which equals \$7,656, less (3) deferred selling profit of \$11,000. Deferred selling profit is calculated as the lease receivable of \$103,344, less the carrying amount of the underlying asset of \$100,000, net of any unguaranteed residual asset of \$7,656. Note that the net investment in the lease is subject to the same considerations as other assets when classifying its components as current or noncurrent assets in a classified balance sheet.

^(b) \$100,000 is the carrying amount of the underlying asset.

Year 1 journal entries for the direct financing lease:

Cash	\$ 15,000 ^(c)	
Net investment in the lease		\$ 2,825 ^(d)
Interest income		12,175 ^(e)

^(c) Receipt of annual lease payment at the end of the year.

^(d) Reduction of the net investment in the lease for lease payment received of \$15,000, net of interest income of \$12,175.

^(e) Interest income is the amount that produces a constant periodic discount rate on the remaining balance of the net investment in the lease (see computation below).

The following table summarizes the interest income for this lease and the related amortization of the net investment over the lease term.

Year	Annual rental payment	Annual interest income ^(a)	Net investment at end of year
Initial net investment	\$ –	\$ –	\$100,000
1	15,000	12,175	97,175
2	15,000	11,831	94,006
3	15,000	11,445	90,451
4	15,000	11,012	86,463
5	15,000	10,527	81,990
6	15,000	9,982	76,972
7	15,000	9,371	71,343
8	15,000	8,686	65,029
9	15,000	7,917	57,946
10	15,000	7,054	50,000 ^(b)

^(a) Interest income includes interest on the lease receivable, accretion of the unguaranteed residual asset and amortization of deferred selling profit. The rate for recognizing interest income to produce a constant periodic rate of return on the remaining net investment is 12.175%.

^(b) The estimated residual value of the equipment at the end of the lease term.

The following table summarizes the components of interest income recognized over the lease term.

Year	Interest on lease receivable ^(a)	Accretion of unguaranteed residual asset ^(b)	Amortization of deferred selling profit ^(c)	Annual interest income
1	\$ 10,415	\$ 772	\$ 988	\$ 12,175
2	9,954	849	1,028	11,831
3	9,445	935	1,065	11,445
4	8,885	1,029	1,098	11,012
5	8,269	1,133	1,125	10,527
6	7,590	1,247	1,145	9,982
7	6,843	1,373	1,155	9,371
8	6,021	1,511	1,154	8,686
9	5,117	1,663	1,137	7,917
10	4,119	1,831	1,104	7,054

^(a) Interest on the lease receivable is based on the rate implicit in the lease of 10.078%. For example, Year 1 interest on the lease receivable is calculated as the lease receivable of \$103,344 multiplied by the rate implicit in the lease of 10.078%.

^(b) Accretion of the unguaranteed residual asset is based on the rate implicit in the lease of 10.078%. For example, Year 1 accretion of the residual asset is calculated as the present value of the unguaranteed residual asset at lease commencement of \$7,656 multiplied by the rate implicit in the lease of 10.078%.

^(c) Deferred selling profit is amortized into interest income over the lease term in a manner that, when combined with the interest income on the lease receivable and unguaranteed residual asset, produces a constant periodic rate of return on the lease of 12.175%.

Immaterial differences may arise in the recomputation of amounts in the example above due to rounding.

5.4 Operating leases (updated March 2019)

Excerpt from Accounting Standards Codification

Leases – Lessor

Recognition

842-30-25-10

At the **commencement date**, a lessor shall defer **initial direct costs**.

842-30-25-11

After the commencement date, a lessor shall recognize all of the following:

- a. The **lease payments** as income in profit or loss over the **lease term** on a straight-line basis unless another systematic and rational basis is more representative of the pattern in which benefit is expected to be derived from the use of the **underlying asset**, subject to paragraph 842-30-25-12
- b. **Variable lease payments** as income in profit or loss in the period in which the changes in facts and circumstances on which the variable lease payments are based occur
- c. Initial direct costs as an expense over the lease term on the same basis as lease income (as described in (a)).

842-30-25-12

If collectibility of the lease payments plus any amount necessary to satisfy a **residual value guarantee** (provided by the **lessee** or any other unrelated third party) is not **probable** at the commencement date, lease income shall be limited to the lesser of the income that would be recognized in accordance with paragraph 842-30-25-11(a) through (b) or the lease payments, including variable lease payments, that have been collected from the lessee.

842-30-25-13

If the assessment of collectibility changes after the commencement date, any difference between the lease income that would have been recognized in accordance with paragraph 842-30-25-11(a) through (b) and the lease payments, including variable lease payments, that have been collected from the lessee shall be recognized as a current-period adjustment to lease income.

Initial Measurement

842-30-30-4

A lessor shall continue to measure the **underlying asset** subject to an **operating lease** in accordance with other Topics.

Subsequent Measurement

842-30-35-6

A lessor shall continue to measure, including testing for impairment in accordance with Section 360-10-35 on impairment or disposal of long-lived assets, the **underlying asset** subject to an **operating lease** in accordance with other Topics.

Implementation Guidance

842-30-55-17

This Subtopic considers the right to control the use of the **underlying asset** as the equivalent of physical use. If the **lessee** controls the use of the underlying asset, recognition of **lease** income in accordance with paragraph 842-30-25-11(a) should not be affected by the extent to which the lessee uses the underlying asset.

Under ASC 842, lessors account for operating leases in a manner similar to how they account for operating leases under ASC 840. That is, they continue to recognize the underlying asset and do not recognize a net investment in the lease on the balance sheet or initial profit (if any) in the income statement. The underlying asset continues to be accounted for in accordance with ASC 360.

If the collectibility of lease payments and any residual value guarantee (i.e., guarantees provided by the lessee or any other third party unrelated to the lessor) for an operating lease is probable at lease commencement, a lessor subsequently recognizes lease income over the lease term on a straight-line basis unless another systematic and rational basis better represents the pattern in which benefit is expected to be derived from the use of the underlying asset. After lease commencement, lessors recognize variable lease payments that do not depend on an index or rate (e.g., performance- or usage-based payments) when the changes in facts and circumstances on which the variable lease payments are based occur. Similarly, lessors recognize changes to variable lease payments that depend on an index or rate in profit or loss in the period of the change.

If the collectibility of the lease payments and any residual value guarantee is not probable at the commencement date for an operating lease (including a lease that would otherwise have qualified as a direct financing lease if it had met the collectibility requirements – refer to section 3.2, *Criteria for lease classification – lessors*), a lessor's lease income is limited to the lesser of (1) the income that would have been recognized if collection were probable, including income from variable lease payments, and (2) the lease payments, including variable lease payments, that have been collected from the lessee.

Under ASC 842, lessors are required to recognize the effect of a change in their assessment of whether the collectibility of operating lease receivables is probable as an adjustment to lease income rather than as bad debt expense. Therefore, this could be a change in practice for entities that historically recognized an allowance for bad debts for billed operating lease receivables prior to adopting ASC 842.

For example, if the collectibility assessment changes to probable after the commencement date, any difference between the lease income that would have been recognized if collectibility had always been assessed as probable and the lease income recognized to date is recognized as a current-period adjustment to lease income. Likewise, if the collectibility assessment changes to not probable after the commencement date, lease income is reversed if the lease payments, including variable lease payments, that have been collected from the lessee are less than the lease income recognized to date.

A lessor does not reassess lease classification if the collection of lease payments becomes probable after lease commencement. For example, a lease that would have otherwise been classified as a direct financing lease except that collectibility of lease payments and any residual value guarantee was not probable at lease commencement is classified as an operating lease. If the lease payments and any residual value guarantee are subsequently determined to be probable of collection, the lease continues to be classified as an operating lease. However, a change in collectibility could affect the timing of recognition of income for the operating lease.

Initial direct costs

ASC 842 requires lessors of operating leases to defer initial direct costs at lease commencement and amortize them over the lease term on the same basis as lease income.

5.4.1 Time pattern of use of property in an operating lease

Operating lease agreements may specify scheduled lease payment increases over the lease term, or periods during the lease term for which lease payments are not required (“rent holidays”). Uneven lease payments (increases, decreases or holidays) are often designed to provide an inducement for the lessee, to reflect the anticipated effects of inflation, to ease the lessee's near-term cash flow requirements or to

acknowledge the time value of money. For operating leases that include uneven lease payments or rent holidays, lease income should be recognized by a lessor on a straight-line basis over the lease term unless another systematic and rational allocation basis is more representative of the time pattern in which benefit is expected to be derived from the use of the underlying asset, subject to the limitation when collectibility of lease payments is not probable as discussed in section 5.4, *Operating leases*, above. Using factors such as the time value of money or anticipated inflation is inappropriate because these factors do not relate to the benefit that is expected to be derived from the use of the underlying asset.

Lease agreements may also include scheduled lease payment increases designed to accommodate the lessee's projected use of the underlying asset. For example, lease payments may escalate in contemplation of the lessee's use of commercial real estate (i.e., the underlying asset) even though the lessee takes possession of or is given control over the use of the underlying asset(s) at the lease commencement.

We believe that FASB did not expect a change in practice in how such lease payments are recognized from the accounting under ASC 840 (i.e., a straight-line basis). Therefore, the lessor should recognize the lease payments as follows:

- ▶ If rents escalate in contemplation of the lessee's use of the underlying asset but the lessee takes possession of or is given control over the use of the underlying asset(s) at the lease commencement, all lease payments, including the escalated lease payments, should be recognized as lease income on generally a straight-line basis starting at the lease commencement.
- ▶ If lease payments escalate under a master lease agreement because the lessee gains control over the use of additional underlying assets and the right to use such additional assets is not accounted for as a lease modification (refer to section 5.1.5, *Master lease agreements*, for the accounting of master lease agreements), the escalated lease payments should be considered lease income attributable to the additional underlying assets in the periods that the lessee has control over the use of the additional underlying assets. To identify the separate lease components and allocate the amount of lease income attributed to the additional underlying assets, the lessor applies the guidance in ASC 842-10-15-28 through 15-42 (refer to section 1.4, *Identifying and separating lease and non-lease components of a contract and allocating contract consideration*).

The application of the above accounting to an operating lease with uneven lease payments results in prepaid or accrued lease payments to the lessor. If the lessee purchases the underlying asset prior to the expiration of the lease term, any prepaid or accrued rentals should be included in the determination of the gain or loss on the cancellation of the lease and the sale of the asset (refer to section 5.7.3, *Lease termination*).

5.4.1.1 Revenue recognition – operating leases

Assuming collection of lease payments is probable, a lessor begins recording revenue under an operating lease when the lessor makes the underlying asset available for use by the lessee (e.g., the lessee takes possession of or is given control over the use of the underlying asset). It should be noted that this may be before or after lease payments begin. If the lessor turns the underlying asset over to the lessee so that the lessee can begin making lessee-owned improvements to the underlying asset (e.g., lessee begins constructing lessee assets – leasehold improvements), then the lessor would begin recognizing lease income when the underlying asset is turned over to the lessee for that purpose. If, instead, the lessor has determined that the lessee is acting on the lessor's behalf in constructing the improvements (e.g., lessee is constructing lessor assets), lease income would not begin until the leased property is substantially complete.

5.4.1.2 Impact of lessee vs. lessor asset on revenue recognition – operating leases

Determining whether an improvement, which is paid for by the lessor, is a lessee or lessor asset (refer to section 4.7.1, *Which party owns the improvements*) generally impacts the determination of when the lessee takes possession of or is given control over the use of the underlying asset (and, consequently, impacts when the lessor can begin recognizing operating lease income). The lessee generally has not taken possession of or been given control over the use of the underlying asset until it is substantially complete. The following illustration demonstrates this point:

Illustration 5-3 Impact of lessee vs. lessor asset on revenue recognition

Assume Lessee A contracts to lease a building from Lessor B. Lessor B agrees to reimburse Lessee A for \$10 million of improvements (e.g., carpeting, interior walls and similar improvements that will be installed before the lessee occupies and begins to use the building for its intended purpose) as specified in the lease agreement. If Lessor B determines that the improvements are lessor assets (i.e., leasing the improved space to the lessee), it would record lease income on a straight-line basis once the lessee has possession of or is given control over the use of the space (generally when the building and improvements are substantially complete). However, if Lessor B determines that the improvements are lessee assets, it would record lease income on a straight-line basis once the lessee takes possession or is given control over the use of the unimproved space. In the case of lessee's improvements, the lessee would have possession of the space when it has access to begin constructing its improvements. The fact that the lessee may delay the date when they occupy the space (i.e., enter to make or have their agent make improvements) is not relevant – instead, control and possession are based on the lessee's rights to possess or use. Additionally, if Lessor B determines the improvements are lessee assets, Lessor B would be required to recognize the \$10 million as a lease incentive (refer to section 5.4.2.1, *Lease incentives and tenant improvements – operating leases*) and would record a liability for the incentive once incurred.

5.4.2 Lease incentives in an operating lease

A lessor may include incentives for the lessee to enter into the lease, such as an up-front cash payment to the lessee, payment of certain costs for the lessee (e.g., lessor may reimburse the lessee for its moving expenses or the construction of lessee-owned leasehold improvements) or the assumption by the lessor of the lessee's preexisting lease with a third party. A payment made to or on behalf of the lessee represents an incentive that should be capitalized at lease commencement and recognized on a straight-line basis over the lease term as a reduction to the lease income by the lessor (refer to section 2.4.1.2, *Lease incentives*). Similarly, losses incurred by the lessor as a result of assuming a lessee's preexisting lease with a third party should be considered a lease incentive by the lessor. The lessor will often estimate the value of such lease incentive based on the total remaining costs reduced by the expected benefits from the sublease or use of the assumed underlying asset.

The following example illustrates the accounting by a lessor for lease incentives:

Illustration 5-4 Lessor accounting for lease incentive

Lessor A enters into an operating lease of property with Lessee B for a five-year term at a monthly rental of \$110. In order to induce Lessee B to enter into the lease, Lessor A provides \$600 to Lessee B at lease commencement for lessee improvements (i.e., lessee assets).

At lease commencement, Lessor A accounts for the incentive as follows:

To record the lease incentive:

Deferred asset (lease incentive)	\$	600		
Cash			\$	600

Recurring monthly journal entries in Years 1–5:

To record cash received on the lease and amortization of lease incentive over the lease term:

Cash	\$	110		
Lease income			\$	100
Amortization of deferred asset (lease incentive) (\$600 ÷ 60 months)				10

5.4.2.1 Lease incentives and tenant improvements – operating leases

When a lessor makes an up-front payment to the lessee to fund (or partially fund) lessee asset improvements, the incentive is recorded as a receivable by the lessor (i.e., a credit to cash and an offsetting debit to lease incentive receivable) for an operating lease. As payments are received by the lessor under the lease, a portion (incentive ÷ lease term) of those payments are, in substance, repayments of the incentive (that is, a credit to the lease incentive receivable and an offsetting debit to cash). The fact that the incentive paid by the lessor is earmarked specifically to reimburse the lessee for the cost of the new leasehold improvements (lessee assets) does not impact the accounting for the incentive. That is, even if the funding is designated to partially or fully fund the lessee's leasehold improvements, the lessor would still record an incentive receivable. This accounting would also apply if, instead of receiving and paying cash, the lessee simply submits invoices to the lessor for a prescribed amount of improvements that are determined to be lessee assets and that the lessor has agreed to fund.

5.4.3 Asset impairment – operating leases

Assets leased out under an operating lease should be assessed for impairment, as necessary, under the provisions of ASC 360. Refer to our FRD, *Impairment or disposal of long-lived assets*, for further discussion on assessing an asset for impairment.

5.5 Examples – lessor accounting

ASC 842 includes the following example of the accounting for a sales-type lease for which the collection of lease payments and the residual value guarantee provided by the lessee is probable at lease commencement.

Excerpt from Accounting Standards Codification

Leases – Lessors

Implementation Guidance and Illustrations

Example 1 – Lessor Accounting Example

Case A – Lessor Accounting – Sales-Type Lease

842-30-55-19

Lessor enters into a 6-year lease of equipment with Lessee, receiving annual lease payments of \$9,500, payable at the end of each year. Lessee provides a residual value guarantee of \$13,000. Lessor concludes that it is probable it will collect the lease payments and any amount necessary to satisfy the residual value guarantee provided by Lessee. The equipment has a 9-year estimated remaining economic life, a carrying amount of \$54,000, and a fair value of \$62,000 at the commencement date. Lessor expects the residual value of the equipment to be \$20,000 at the end of the 6-year lease term. The lease does not transfer ownership of the underlying asset to Lessee or contain an option for Lessee to purchase the underlying asset. Lessor incurs \$2,000 in initial direct costs in connection with obtaining the lease, and no amounts are prepaid by Lessee to Lessor. The rate implicit in the lease is 5.4839 percent.

842-30-55-20

Lessor classifies the lease as a sales-type lease because the sum of the present value of the lease payments and the present value of the residual value guaranteed by the lessee amounts to substantially all of the fair value of the equipment. None of the other criteria to be classified as a sales-type lease are met. In accordance with paragraph 842-10-25-4, the discount rate used to determine the present value of the lease payments and the present value of the residual value guaranteed by Lessee (5.4839 percent) for purposes of assessing whether the lease is a sales-type lease under the criterion in paragraph 842-10-25-2(d) assumes that no initial direct costs will be capitalized because the fair value of the equipment is different from its carrying amount.

842-30-55-21

Lessor measures the net investment in the lease at \$62,000 at lease commencement, which is equal to the fair value of the equipment. The net investment in the lease consists of the lease receivable (which includes the 6 annual payments of \$9,500 and the residual value guarantee of \$13,000, both discounted at the rate implicit in the lease, which equals \$56,920) and the present value of the unguaranteed residual value (the present value of the difference between the expected residual value of \$20,000 and the residual value guarantee of \$13,000, which equals \$5,080). Lessor calculates the selling profit on the lease as \$8,000, which is the difference between the lease receivable (\$56,920) and the carrying amount of the equipment net of the unguaranteed residual asset (\$54,000 – \$5,080 = \$48,920). The initial direct costs do not factor into the calculation of the selling profit in this Example because they are not eligible for deferral on the basis of the guidance in paragraph 842-30-25-1(c) (that is, because the fair value of the underlying asset is different from its carrying amount at the commencement date).

842-30-55-22

At the commencement date, Lessor derecognizes the equipment (carrying amount of \$54,000) and recognizes the net investment in the lease of \$62,000 and the selling profit of \$8,000. Lessor also pays and recognizes the initial direct costs of \$2,000 as an expense.

842-30-55-23

At the end of Year 1, Lessor recognizes the receipt of a lease payment of \$9,500 and interest on the net investment in the lease (the beginning balance of the net investment in the lease of \$62,000 × the rate implicit in the lease of 5.4839% = \$3,400), resulting in a balance in the net investment of the lease of \$55,900. For disclosure purposes, Lessor also calculates the separate components of the net investment in the lease: the lease receivable and the unguaranteed residual asset. The lease receivable equals \$50,541 (the beginning balance of the lease receivable of \$56,920 – the annual lease payment received of \$9,500 + the amount of interest income on the lease receivable during Year 1 of \$3,121, which is \$56,920 × 5.4839%). The unguaranteed residual asset equals \$5,360 (the beginning balance of the unguaranteed residual asset of \$5,081 + the interest income on the unguaranteed residual asset during Year 1 of \$279, which is \$5,081 × 5.4839%).

842-30-55-24

At the end of Year 6, Lessor reclassifies the net investment in the lease, then equal to the estimated residual value of the underlying asset of \$20,000, as equipment.

The following example assumes the same facts as in Case A above except that the collection of lease payments and the residual value guarantee provided by the lessee is not probable at lease commencement.

Excerpt from Accounting Standards Codification

Implementation Guidance and Illustrations

Example 1 – Lessor Accounting Example

Case B – Lessor Accounting – Sales-Type Lease – Collectibility of the Lease Payments Is Not Probable

842-30-55-25

Assume the same facts and circumstances as in Case A (paragraphs 842-30-55-19 through 55-24), except that it is not probable Lessor will collect the lease payments and any amount necessary to satisfy the residual value guarantee provided by Lessee. In reaching this conclusion, the entity observes that Lessee's ability and intention to pay may be in doubt because of the following factors:

- a. Lessee intends to make the lease payments primarily from income derived from its business in which the equipment will be used (which is a business facing significant risks because of high competition in the industry and Lessee's limited experience)
- b. Lessee has limited credit history and no significant other income or assets with which to make the payments if the business is not successful.

842-30-55-26

In accordance with paragraph 842-30-25-3, Lessor does not derecognize the equipment and does not recognize a net investment in the lease or any selling profit or selling loss. However, consistent with Case A, Lessor pays and recognizes the initial direct costs of \$2,000 as an expense at the commencement date.

842-30-55-27

At the end of Year 1, Lessor reassesses whether it is probable it will collect the lease payments and any amount necessary to satisfy the residual value guarantee provided by Lessee and concludes that it is not probable. In addition, neither of the events in paragraph 842-30-25-3(b) has occurred. The contract has not been terminated and Lessor has not repossessed the equipment because Lessee is fulfilling the terms of the contract. Consequently, Lessor accounts for the \$9,500 Year 1 lease payment as a deposit liability in accordance with paragraph 842-30-25-3. Lessor recognizes depreciation expense on the equipment of \$7,714 ($\$54,000 \text{ carrying value} \div 7\text{-year useful life}$).

842-30-55-28

Lessor's accounting in Years 2 and 3 is the same as in Year 1. At the end of Year 4, Lessee makes the fourth \$9,500 annual lease payment such that the deposit liability equals \$38,000. Lessor concludes that collectibility of the lease payments and any amount necessary to satisfy the residual value guarantee provided by Lessee is now probable on the basis of Lessee's payment history under the contract and the fact that Lessee has been successfully operating its business for four years. Lessor does not reassess the classification of the lease as a sales-type lease.

842-30-55-29

Consequently, at the end of Year 4, Lessor derecognizes the equipment, which has a carrying amount of \$23,143, and recognizes a net investment in the lease of \$35,519. The net investment in the lease consists of the lease receivable (the sum of the 2 remaining annual payments of \$9,500 and the residual value guarantee of \$13,000, discounted at the rate implicit in the lease of 5.4839 percent determined at the commencement date, which equals \$29,228) and the unguaranteed residual asset (the present value of the difference between the expected residual value of \$20,000 and the residual value guarantee of \$13,000, which equals \$6,291). Lessor recognizes selling profit of \$50,376, the difference between (a) the sum of the lease receivable and the carrying amount of the deposit liability ($\$29,228 \text{ lease receivable} + \$38,000 \text{ in lease payments already made} = \$67,228$) and (b) the carrying amount of the equipment, net of the unguaranteed residual asset ($\$23,143 - \$6,291 = \$16,852$).

842-30-55-30

After the end of Year 4, Lessor accounts for the remaining two years of the lease in the same manner as any other sales-type lease. Consistent with Case A, at the end of Year 6, Lessor reclassifies the net investment in the lease, then equal to the estimated residual value of the underlying asset of \$20,000, as equipment.

The following example assumes the same facts as in Case A above except that the lease is classified as a direct financing lease because the residual value guarantee is provided by a third party unrelated to the lessee.

Excerpt from Accounting Standards Codification**Implementation Guidance and Illustration****Example 1 – Lessor Accounting Example****Case C – Lessor Accounting – Direct Financing Lease****842-30-55-31**

Assume the same facts and circumstances as in Case A (paragraphs 842-30-55-19 through 55-24), except that the \$13,000 residual value guarantee is provided by a third party, not by Lessee. Collectibility of the lease payments and any amount necessary to satisfy the third party residual value guarantee is probable.

842-30-55-32

None of the criteria in paragraph 842-10-25-2 to be classified as a sales-type lease are met. In accordance with paragraph 842-10-25-4, the discount rate used to determine the present value of the lease payments (5.4839 percent) for purposes of assessing whether the lease is a sales-type lease under the criterion in paragraph 842-10-25-2(d) assumes that no initial direct costs will be capitalized because the fair value of the equipment is different from its carrying amount.

842-30-55-32A

Rather, Lessor classifies the lease as a direct financing lease because the sum of the present value of the lease payments and the present value of the residual value guaranteed by the third party amounts to substantially all of the fair value of the equipment, and it is probable that Lessor will collect the lease payments plus any amount necessary to satisfy the third-party residual value guarantee. The discount rate used to determine the present value of the lease payments and the present value of the third-party residual value guarantee for purposes of assessing whether the lease meets the criterion in paragraph 842-10-25-3(b)(1) to be classified as a direct financing lease is the rate implicit in the lease of 4.646 percent, which includes the initial direct costs of \$2,000 that Lessor incurred.

842-30-55-33

At the commencement date, Lessor derecognizes the equipment and recognizes a net investment in the lease of \$56,000, which is equal to the carrying amount of the underlying asset of \$54,000 plus the initial direct costs of \$2,000 that are included in the measurement of the net investment in the lease in accordance with paragraph 842-30-25-8 (that is, because the lease is classified as a direct financing lease). The net investment in the lease includes a lease receivable of \$58,669 (the present value of the 6 annual lease payments of \$9,500 and the third-party residual value guarantee of \$13,000, discounted at the rate implicit in the lease of 4.646 percent), an unguaranteed residual asset of \$5,331 (the present value of the difference between the estimated residual value of \$20,000 and the third-party residual value guarantee of \$13,000, discounted at 4.646 percent), and deferred selling profit of \$8,000.

842-30-55-34

Lessor calculates the deferred selling profit of \$8,000 in this Example as follows:

- a. The lease receivable (\$58,669); minus
- b. The carrying amount of the equipment (\$54,000), net of the unguaranteed residual asset (\$5,331), which equals \$48,669; minus
- c. The initial direct costs included in the measurement of the net investment in the lease (\$2,000).

842-30-55-35

At the end of Year 1, Lessor recognizes the receipt of the lease payment of \$9,500 and interest on the net investment in the lease of \$4,624 (the beginning balance of the net investment in the lease of \$56,000 \times the discount rate that, at the commencement date, would have resulted in the sum of the lease receivable and the unguaranteed residual asset equaling \$56,000, which is 8.258 percent), resulting in a balance in the net investment of the lease of \$51,124.

842-30-55-36

Also at the end of Year 1, Lessor calculates, for disclosure purposes, the separate components of the net investment in the lease: the lease receivable, the unguaranteed residual asset, and the deferred selling profit. The lease receivable equals \$51,895 (the beginning balance of the lease receivable of \$58,669 – the annual lease payment received of \$9,500 + the amount of interest income on the lease receivable during Year 1 of \$2,726, which is \$58,669 \times 4.646%). The unguaranteed residual asset equals \$5,578 (the beginning balance of the unguaranteed residual asset of \$5,331 + the interest income on the unguaranteed residual asset during Year 1 of \$247, which is \$5,331 \times 4.646%). The deferred selling profit equals \$6,349 (the initial deferred selling profit of \$8,000 – \$1,651 recognized during Year 1 [the \$1,651 is the difference between the interest income recognized on the net investment in the lease during Year 1 of \$4,624 calculated in paragraph 842-30-55-35 and the sum of the interest income earned on the lease receivable and the unguaranteed residual asset during Year 1]).

842-30-55-37

At the end of Year 2, Lessor recognizes the receipt of the lease payment of \$9,500 and interest on the net investment in the lease (the beginning of Year 2 balance of the net investment in the lease of \$51,124 \times 8.258%, which is \$4,222), resulting in a carrying amount of the net investment in the lease of \$45,846.

842-30-55-38

Also at the end of Year 2, Lessor calculates the separate components of the net investment in the lease. The lease receivable equals \$44,806 (the beginning of Year 2 balance of \$51,895 – the annual lease payment received of \$9,500 + the interest income earned on the lease receivable during Year 2 of \$2,411, which is \$51,895 \times 4.646%). The unguaranteed residual asset equals \$5,837 (the beginning of Year 2 balance of the unguaranteed residual asset of \$5,578 + the interest income earned on the unguaranteed residual asset during Year 2 of \$259, which is \$5,578 \times 4.646%). The deferred selling profit equals \$4,797 (the beginning of Year 2 balance of deferred selling profit of \$6,349 – \$1,552 recognized during Year 2 [the \$1,552 is the difference between the interest income recognized on the net investment in the lease during Year 2 of \$4,222 and the sum of the interest income earned on the lease receivable and the unguaranteed residual asset during Year 2]).

842-30-55-39

At the end of Year 6, Lessor reclassifies the net investment in the lease, then equal to the estimated residual value of the underlying asset of \$20,000, as equipment.

The following example assumes the same facts as in Case C above except that the collectibility of lease payments and the residual value guarantee provided by the third party unrelated to the lessee is not probable at lease commencement and the lease is classified as an operating lease.

Excerpt from Accounting Standards Codification

Implementation Guidance and Illustration

Example 1 – Lessor Accounting Example

Case D – Lessor Accounting – Collectibility Is Not Probable

842-30-55-40

Assume the same facts and circumstances as Case C (paragraphs 842-30-55-31 through 55-39), except that collectibility of the lease payments and any amount necessary to satisfy the residual value guarantee provided by the third party is not probable and the lease payments escalate every year over the lease term. Specifically, the lease payment due at the end of Year 1 is \$7,000, and subsequent payments increase by \$1,000 every year for the remainder of the lease term. Because it is not probable that Lessor will collect the lease payments and any amount necessary to satisfy the residual value guarantee provided by the third party in accordance with paragraph 842-10-25-3, Lessor classifies the lease as an operating lease.

842-30-55-41

Lessor continues to measure the equipment in accordance with Topic 360 on property, plant, and equipment.

842-30-55-42

Because collectibility of the lease payments is not probable, Lessor recognizes lease income only when Lessee makes the lease payments, and in the amount of those lease payments. Therefore, Lessor only recognizes lease income of \$7,000 at the point in time Lessee makes the end of Year 1 payment for that amount.

842-30-55-43

At the end of Year 2, Lessor concludes that collectibility of the remaining lease payments and any amount necessary to satisfy the residual value guarantee provided by the third party is probable; therefore, Lessor recognizes lease income of \$12,000. The amount of \$12,000 is the difference between lease income that would have been recognized through the end of Year 2 (\$57,000 in total lease payments ÷ 6 years = \$9,500 per year × 2 years = \$19,000) and the \$7,000 in lease income previously recognized. Collectibility of the remaining lease payments remains probable throughout the remainder of the lease term; therefore, Lessor continues to recognize lease income of \$9,500 each year.

As illustrated in the example above, a lessor does not reassess lease classification solely due to collectibility of lease payments becoming probable after lease commencement (i.e., the lease remains an operating lease).

5.6

Lease modifications

Excerpt from Accounting Standards Codification

Master Glossary

Lease Modification

A change to the terms and conditions of a **contract** that results in a change in the scope of or the consideration for a **lease** (for example, a change to the terms and conditions of the contract that adds or terminates the right to use one or more underlying assets or extends or shortens the contractual lease term).

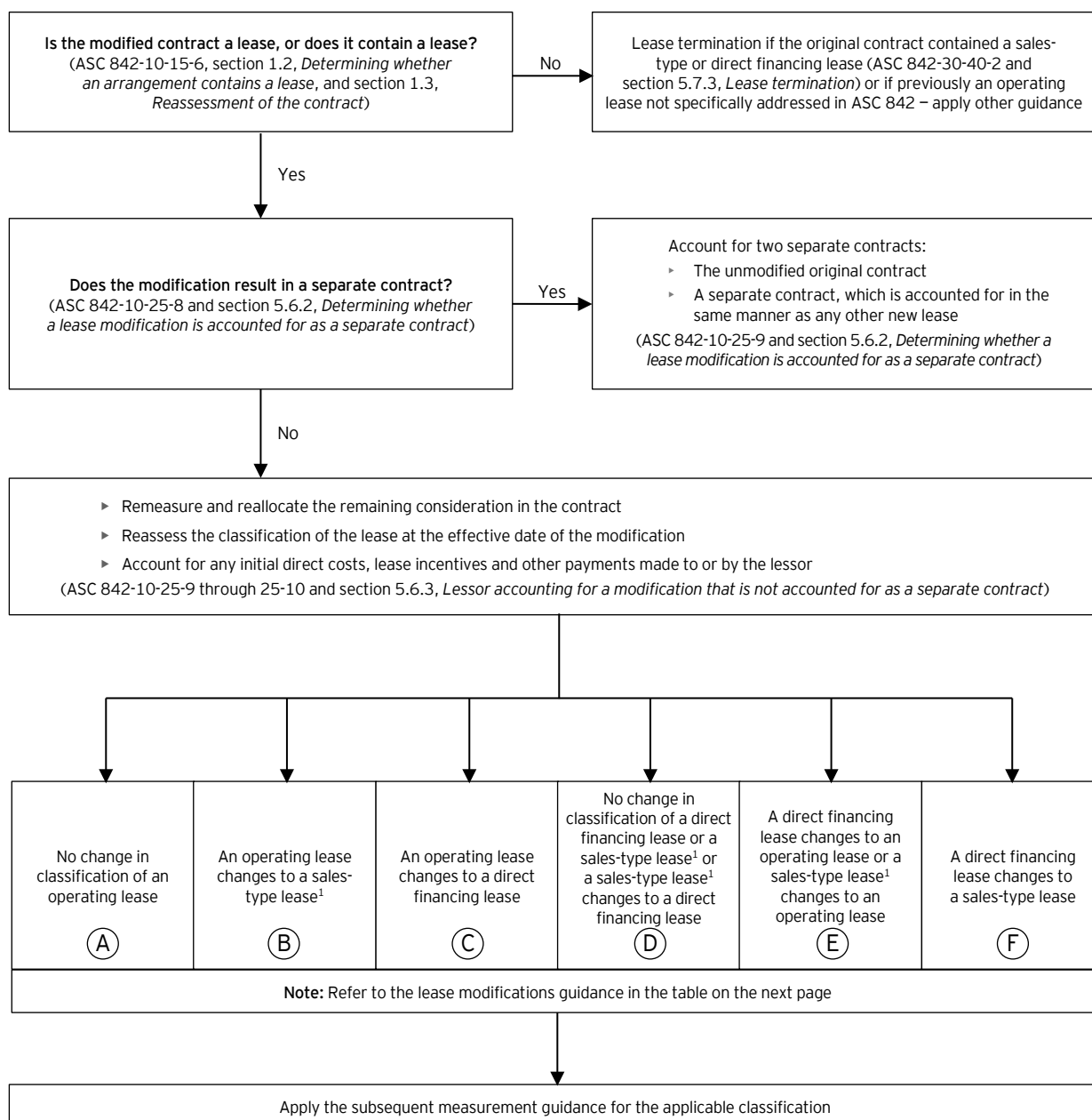
If a lease is modified (i.e., there is a change to the terms and conditions of a contract that results in a change in the scope of or the consideration for the lease), the modified contract is evaluated to determine whether it is or contains a lease (refer to section 1.3, *Reassessment of the contract*). If a lease continues to exist, lease modification can result in:

- ▶ A separate contract (refer to section 5.6.2, *Determining whether a lease modification is accounted for as a separate contract*)
- ▶ A change in the accounting for the existing lease (i.e., not a separate contract – refer to section 5.6.3, *Lessor accounting for a lease modification that is not accounted for as a separate contract*)

Refer to section 5.6.1, *Summary of the accounting for lease modifications – lessors*.

5.6.1

Summary of the accounting for lease modifications – lessors



	Result of reassessing lease classification	Accounting on the effective date of the modification	Section reference
(A)	No change in classification of an operating lease (ASC 842-10-25-15(a))	Recognize the lease payments to be made under the modified lease, adjusted for any prepaid or accrued rent from the original lease, generally on a straight-line basis over the remaining lease term.	5.6.3.1, <i>Modification to an operating lease that is not accounted for as a separate contract</i>
(B)	An operating lease changes to a sales-type lease ¹ (ASC 842-10-25-15(b))	Apply the initial recognition and measurement guidance for sales-type leases and adjust the selling profit or selling loss by any prepaid or accrued rent from the original lease (i.e., derecognize any prepaid or accrued rent).	
(C)	An operating lease changes to a direct financing lease (ASC 842-10-25-15(b))	Apply the initial recognition and measurement guidance for direct financing leases and adjust the selling profit or selling loss by any prepaid or accrued rent from the original lease (i.e., derecognize any prepaid or accrued rent).	
(D)	No change in classification of a direct financing lease (ASC 842-10-25-16(a)) or a sales-type lease ¹ (ASC 842-10-25-17(a)) or a sales-type lease ¹ changes to a direct financing lease (ASC 842-10-25-17(a))	Adjust the discount rate in the measurement of the modified lease so that the initial net investment in the modified lease equals the carrying amount of the net investment in the original lease immediately before the effective date of the modification.	5.6.3.2, <i>Modification to a direct financing lease that is not accounted for as a separate contract</i> , and 5.6.3.3, <i>Modification to a sales-type lease that is not accounted for as a separate contract</i>
(E)	A direct financing lease changes to an operating lease (ASC 842-10-25-16(c)) or a sales-type lease ¹ changes to an operating lease (ASC 842-10-25-17(b))	Recognize the carrying amount of the underlying asset at an amount equal to the net investment in the original lease immediately before the effective date of the modification.	
(F)	A direct financing lease changes to a sales-type lease (ASC 842-10-25-16(b))	Apply the initial recognition and measurement guidance for sales-type leases and use the fair value of the underlying asset and the carrying value of the net investment in the direct financing lease as of the effective date of the modification to calculate any selling profit or loss.	5.6.3.2, <i>Modification to a direct financing lease that is not accounted for as a separate contract</i>

¹ This accounting is for sales-type leases for which the collectibility of lease payments and any residual value guarantee provided by the lessee is probable. Refer to section 5.2.1.2, *Initial recognition and measurement when collectibility is not probable at lease commencement – sales-type leases*, for guidance when the collectibility of these items is not probable.

5.6.2 Determining whether a lease modification is accounted for as a separate contract

Excerpt from Accounting Standards Codification

Leases – Overall

Recognition

842-10-25-8

An entity shall account for a modification to a **contract** as a separate contract (that is, separate from the original contract) when both of the following conditions are present:

- a. The modification grants the **lessee** an additional right of use not included in the original **lease** (for example, the right to use an additional asset).
- b. The **lease payments** increase commensurate with the **standalone price** for the additional right of use, adjusted for the circumstances of the particular contract. For example, the standalone price for the lease of one floor of an office building in which the lessee already leases other floors in that building may be different from the standalone price of a similar floor in a different office building, because it was not necessary for a **lessor** to incur costs that it would have incurred for a new lessee.

A lessor accounts for a modification to a contract (i.e., a change to the terms and conditions of a contract that results in a change in the scope of or consideration for the lease) as a separate contract (i.e., separate from the original contract) when both of the following conditions are met:

- ▶ The modification grants the lessee an additional right of use that is not included in the original lease (e.g., a right to use an additional underlying asset).
- ▶ The lease payments increase commensurate with the standalone price for the additional right of use, adjusted for the circumstances of the particular contract.

If both of these conditions are met, the lease modification results in two separate contracts, the unmodified original contract and a separate contract. Lessors account for the separate contract that contains a lease in the same manner as other new leases.

If both of the conditions are not met, the modified lease is not accounted for as a separate contract. Refer to section 5.6.3, *Lessor accounting for a modification that is not accounted for as a separate contract*.

The FASB indicated in the Basis for Conclusions (BC 176(a)) of ASU 2016-02 that the right to use an additional underlying asset (e.g., an additional floor of a building) will generally be a separate lease component, even if the modification granting that additional right of use does not create a separate contract. To illustrate, if an existing lease for a floor of a building is modified to include a second floor, the right to use the second floor will often be a separate lease component from the right to use the first floor, even if the second floor is not accounted for under a separate contract. Refer to section 1.4.1, *Identifying and separating lease components of a contract*.

If the lease modification grants the lessee the right to use the existing leased asset for an additional period of time (i.e., a period of time not included in the original lease agreement), the modified lease is not accounted for as a separate contract (refer to section 5.6.3, *Lessor accounting for a modification that is not accounted for as a separate contract*). In such cases, as indicated in the Basis for Conclusions (BC 176(b)) of ASU 2016-02, the modification only changes an attribute of the lessee's existing right to use the underlying asset that it already controls. This is the case even if the extended term is priced at market.

5.6.3 Lessor accounting for a modification that is not accounted for as a separate contract

Excerpt from Accounting Standards Codification

Master Glossary

Effective Date of the Modification

The date that a **lease modification** is approved by both the **lessee** and the **lessor**.

Leases – Overall

Recognition

842-10-25-1

An entity shall classify each separate **lease** component at the **commencement date**. An entity shall not reassess the lease classification after the commencement date unless the **contract** is modified and the modification is not accounted for as a separate contract in accordance with paragraph 842-10-25-8. In addition, a **lessee** also shall reassess the lease classification after the commencement date if there is a change in the **lease term** or the assessment of whether the lessee is reasonably certain to exercise an option to purchase the **underlying asset**. When an entity (that is, a lessee or lessor) is required to reassess lease classification, the entity shall reassess classification of the lease on the basis of the facts and circumstances (and the modified terms and conditions, if applicable) as of the date the reassessment is required (for example, on the basis of the **fair value** and the remaining **economic life** of the underlying asset as of the date there is a change in the lease term or in the assessment of a lessee option to purchase the underlying asset or as of the effective date of a modification not accounted for as a separate contract in accordance with paragraph 842-10-25-8).

842-10-25-9

If a lease is modified and that modification is not accounted for as a separate contract in accordance with paragraph 842-10-25-8, the entity shall reassess the classification of the lease in accordance with paragraph 842-10-25-1 as of the **effective date of the modification**.

842-10-25-10

An entity shall account for **initial direct costs**, lease incentives, and any other payments made to or by the entity in connection with a modification to a lease in the same manner as those items would be accounted for in connection with a new lease.

ASC 842 requires lessors to reassess lease classification at the effective date of a lease modification (i.e., the date that the lease modification is approved by both the lessee and the lessor) that is not accounted for as a separate contract. Lease classification is reassessed using the modified terms and conditions and the facts and circumstances as of that date, including:

- ▶ The remaining economic life of the underlying asset on that date
- ▶ The fair value of the underlying asset on that date
- ▶ The rate implicit in the lease on that date (refer to section 2.5.1, *Discount rate – lessors*)
- ▶ The remeasurement and reallocation of the remaining consideration in the contract on that date

Lessors account for initial direct costs, lease incentives and any other payments made to or by the lessor in connection with the lease modification in the same manner as those items are accounted for in connection with a new lease. Refer to section 2, *Key concepts*.

5.6.3.1

Modification to an operating lease that is not accounted for as a separate contract**Excerpt from Accounting Standards Codification****Leases – Overall****Recognition****842-10-25-15**

If an **operating lease** is modified and the modification is not accounted for as a separate **contract** in accordance with paragraph 842-10-25-8, the **lessor** shall account for the modification as if it were a termination of the existing **lease** and the creation of a new lease that commences on the **effective date of the modification** as follows:

- a. If the modified lease is classified as an operating lease, the lessor shall consider any prepaid or accrued lease rentals relating to the original lease as a part of the **lease payments** for the modified lease.
- b. If the modified lease is classified as a **direct financing lease** or a **sales-type lease**, the lessor shall derecognize any deferred rent liability or accrued rent asset and adjust the **selling profit or selling loss** accordingly.

Operating lease to operating lease

If the original lease and the modified lease are both classified as operating leases (i.e., no change to lease classification), the lessor recognizes lease payments to be made under the modified lease, adjusted for any prepaid or accrued rent from the original lease, generally on a straight-line basis over the new lease term (i.e., the remaining lease term from the original lease at the date of modification, adjusted for the additional or terminated periods). Any initial direct costs incurred in connection with the modification are recognized as an expense over the new lease term. We believe that any unamortized initial direct costs recognized prior to the modification also should continue to be recognized as an expense over the new lease term.

ASC 842 includes the following example of a lessor's accounting for a modification of an operating lease that does not change lease classification.

Excerpt from Accounting Standards Codification**Implementation Guidance and Illustrations****Example 20 – Modification of an Operating Lease That Does Not Change Lease Classification****842-10-55-190**

Lessor enters into a 10-year lease with Lessee for 10,000 square feet of office space. The annual lease payments are \$100,000 in the first year, increasing by 5 percent each year thereafter, payable in arrears. The lease term is not for a major part of the remaining economic life of the office space (40 years), and the present value of the lease payments is not substantially all of the fair value of the office space. Furthermore, the title does not transfer to Lessee as a consequence of the lease, the lease does not contain an option for Lessee to purchase the office space, and the asset is not specialized such that it clearly has an alternative use to Lessor at the end of the lease term. Consequently, the lease is classified as an operating lease.

842-10-55-191

At the beginning of Year 6, Lessee and Lessor agree to amend the original lease for the remaining 5 years to include an additional 10,000 square feet of office space in the same building for a total annual fixed payment of \$150,000. The increase in total consideration is at a discount both to the current market rate for the new 10,000 square feet of office space and in the context of that particular contract. The modified lease continues to be classified as an operating lease.

842-10-55-192

At the effective date of the modification (at the beginning of Year 6), Lessor has an accrued lease rental asset of \$76,331 (rental income recognized on a straight-line basis for the first 5 years of the lease of \$628,895 [$\$1,257,789 \div 10$ years = \$125,779 per year] less lease payments for the first 5 years of \$552,564 [that is, \$100,000 in Year 1, \$105,000 in Year 2, \$110,250 in Year 3, \$115,763 in Year 4, and \$121,551 in Year 5]).

842-10-55-193

Because the change in pricing of the lease is not commensurate with the standalone price for the additional right-of-use asset, Lessor does not account for the modification as a new lease, separate from the original 10-year lease. Instead, Lessor accounts for the modified lease prospectively from the effective date of the modification, recognizing the lease payments to be made under the modified lease of \$750,000 ($\$150,000 \times 5$ years), net of Lessor's accrued rent asset of \$76,331, on a straight-line basis over the remaining 5-year lease term ($\$673,669 \div 5$ years = \$134,734 per year). At the end of the lease, Lessor will have recognized as lease income the \$1,302,564 in lease payments it receives from Lessee during the 10-year lease term.

Operating lease to sales-type lease

If the original lease was an operating lease and the modified lease is classified as a sales-type lease (i.e., lease classification changes), a lessor derecognizes the underlying asset and applies the initial recognition and measurement guidance for sales-type leases (refer to section 5.2.1, *Initial recognition and measurement – sales-type leases*) and adjusts the selling profit or loss by any prepaid or accrued rent from the original lease that is derecognized.

For modifications resulting in a sales-type lease with selling profit or loss, the profit or loss is recognized, and any initial direct costs incurred in connection with the modification are expensed.

ASC 842 includes the following example of a lessor's accounting for a modification to an operating lease that is not accounted for as a separate contract but changes lease classification (i.e., operating lease to sales-type lease).

Excerpt from Accounting Standards Codification**Implementation Guidance and Illustrations****Example 21 – Modification of an Operating Lease That Changes Lease Classification****Case A – Operating Lease to Sales-Type Lease****842-10-55-194**

Lessor enters into a four-year lease of a piece of nonspecialized equipment. The annual lease payments are \$81,000 in the first year, increasing by 5 percent each year thereafter, payable in arrears. The estimated residual value of the equipment is \$90,000, of which none is guaranteed. The remaining economic life of the equipment at lease commencement is seven years. The carrying amount of the equipment and its fair value are both \$425,000 at the commencement date. The lease is not for a major part of the remaining economic life of the equipment, and the present value of the lease payments is not substantially all of the fair value of the equipment. Furthermore, title does not transfer to Lessee as a result of the lease, the lease does not contain an option for Lessee to purchase the underlying asset, and because the asset is nonspecialized, it is expected to have an alternative use to Lessor at the end of the lease term. Consequently, the lease is classified as an operating lease.

842-10-55-195

At the beginning of Year 3, Lessee and Lessor agree to extend the lease term by two years. That is, the modified lease is now a six-year lease, as compared with the original four-year lease. The additional two years were not an option when the original lease was negotiated. The modification alters the Lessee's right to use the equipment; it does not grant Lessee an additional right of use. Therefore, Lessor does not account for the modification as a separate contract from the original four-year lease contract.

842-10-55-196

On the effective date of the modification, the fair value of the equipment is \$346,250, and the remaining economic life of the equipment is 5 years. The estimated residual value of the equipment is \$35,000, of which none is guaranteed. The modified lease is for a major part of the remaining economic life of the equipment at the effective date of the modification (four years out of the five-year-remaining economic life of the equipment). Consequently, the modified lease is classified as a sales-type lease.

842-10-55-197

In accounting for the modification, Lessor determines the discount rate for the modified lease (that is, the rate implicit in the modified lease) to be 7.6 percent. Lessor recognizes the net investment in the modified lease of \$346,250 and derecognizes both the accrued rent and the equipment at the effective date of the modification. Lessor also recognizes, in accordance with paragraph 842-10-25-15(b), selling profit of \$34,169 ($\$320,139$ lease receivable – $\$8,510$ accrued rent balance – the $\$277,460$ carrying amount of the equipment derecognized, net of the unguaranteed residual asset [$\$277,460 = \$303,571 - \$26,111$]). After the effective date of the modification, Lessor accounts for the modified lease in the same manner as any other sales-type lease in accordance with Subtopic 842-30.

Operating lease to direct financing lease

If the original lease was an operating lease and the modified lease is classified as a direct financing lease (i.e., lease classification changes), the lessor derecognizes the underlying asset and applies the initial recognition and measurement guidance for direct financing leases (refer to section 5.3.1, *Initial recognition and measurement – direct financing leases*) and adjusts the selling profit or loss by any prepaid or accrued rent from the original lease that is derecognized. A lessor recognizes any selling loss at lease commencement. A lessor would need to consider if any indicators of impairment are present when a selling loss is present. Any selling profit and initial direct costs incurred in connection with the modification are deferred and included in the measurement of the initial net investment in the modified lease. We believe that any unamortized initial direct costs associated with the original lease may continue to be included in the measurement of the initial net investment in the modified lease. ASC 842 includes the following example of a lessor's accounting for a modification to an operating lease that is not accounted for as a separate contract but changes lease classification (i.e., operating lease to direct financing lease).

Excerpt from Accounting Standards Codification**Implementation Guidance and Illustrations****Example 21 – Modification of an Operating Lease That Changes Lease Classification****Case B – Operating Lease to Direct Financing Lease****842-10-55-198**

At the beginning of Year 3, Lessee and Lessor enter into a modification to extend the lease term by 1 year, and Lessee agrees to make lease payments of \$108,000 per year for each of the remaining 3 years of the modified lease. No other terms of the contract are modified. Concurrent with the execution of the modification, Lessor obtains a residual value guarantee from an unrelated third party

for \$40,000. Consistent with Case A (paragraphs 842-10-55-194 through 55-197), at the effective date of the modification the fair value of the equipment is \$346,250, the carrying amount of the equipment is \$303,571, and Lessor's accrued rent balance is \$8,510. The estimated residual value at the end of the modified lease term is \$80,000. The discount rate for the modified lease is 7.356 percent.

842-10-55-199

Lessor reassesses the lease classification as of the effective date of the modification and concludes that the modified lease is a direct financing lease because none of the criteria in paragraph 842-10-25-2 and both criteria in paragraph 842-10-25-3(b) are met.

842-10-55-200

Therefore, at the effective date of the modification, Lessor recognizes a net investment in the modified lease of \$312,081, which is the fair value of the equipment (\$346,250) less the selling profit on the lease (\$34,169 = \$313,922 lease receivable – \$8,510 accrued rent balance – the \$271,243 carrying amount of the equipment derecognized, net of the unguaranteed residual asset [\$271,243 = \$303,571 – \$32,328]), which is deferred as part of the net investment in the lease. After the effective date of the modification, Lessor accounts for the modified lease in the same manner as any other direct financing lease in accordance with Subtopic 842-30.

5.6.3.2

Modification to a direct financing lease that is not accounted for as a separate contract

Excerpt from Accounting Standards Codification

Leases – Overall

Recognition

842-10-25-16

If a direct financing lease is modified and the modification is not accounted for as a separate contract in accordance with paragraph 842-10-25-8, the lessor shall account for the modified lease as follows:

- a. If the modified lease is classified as a direct financing lease, the lessor shall adjust the discount rate for the modified lease so that the initial net investment in the modified lease equals the carrying amount of the net investment in the original lease immediately before the effective date of the modification.
- b. If the modified lease is classified as a sales-type lease, the lessor shall account for the modified lease in accordance with the guidance applicable to sales-type leases in Subtopic 842-30, with the **commencement date** of the modified lease being the effective date of the modification. In calculating the selling profit or selling loss on the lease, the **fair value** of the **underlying asset** is its fair value at the effective date of the modification and its carrying amount is the carrying amount of the net investment in the original lease immediately before the effective date of the modification.
- c. If the modified lease is classified as an operating lease, the carrying amount of the underlying asset equals the net investment in the original lease immediately before the effective date of the modification.

Direct financing lease to direct financing lease

If the original lease and the modified lease are both classified as direct financing leases (i.e., there is no change to lease classification), a lessor adjusts the discount rate used to measure the initial net investment in the modified lease so that it equals the carrying amount of the net investment in the original lease immediately before the effective date of the modification, plus any capitalized initial direct costs incurred in connection with the modification. No gain or loss is recognized unless there is an impairment of the net investment in the lease, in which case, a loss is recognized. Refer to section 5.2.3, *Impairment of the net investment in the lease – sales-type leases*.

ASC 842 includes the following example of a lessor's accounting for a modification to a direct financing lease that is not accounted for as a separate contract, and there is no change to lease classification.

Excerpt from Accounting Standards Codification

Implementation Guidance and Illustrations

Example 22 – Modification of a Direct Financing Lease

842-10-55-201

Lessor enters into a six-year lease of a piece of new, nonspecialized equipment with a nine-year economic life. The annual lease payments are \$11,000, payable in arrears. The estimated residual value of the equipment is \$21,000, of which \$15,000 is guaranteed by a third-party unrelated to Lessee or Lessor. The lease does not contain an option for Lessee to purchase the equipment, and the title does not transfer to Lessee as a consequence of the lease. The fair value of the equipment at lease commencement is \$65,240, which is equal to its cost (and carrying amount). Lessor incurs no initial direct costs in connection with the lease. The rate implicit in the lease is 7.5 percent such that the present value of the lease payments is \$51,632 and does not amount to substantially all of the fair value of the equipment.

842-10-55-202

The Lessor concludes that the lease is not a sales-type lease because none of the criteria in paragraph 842-10-25-2 are met. However, the sum of the present value of the lease payments and the present value of the residual value of the underlying asset guaranteed by the third-party guarantor is \$61,352, which is substantially all of the fair value of the equipment, and collectibility of the lease payments is probable. Consequently, the lease is classified as a direct financing lease. Lessor recognizes the net investment in the lease of \$65,240 (which includes the lease receivable of \$61,352 and the present value of the unguaranteed residual value of \$3,888 [the present value of the difference between the expected residual value of \$21,000 and the guaranteed residual value of \$15,000]) and derecognizes the equipment with a carrying amount of \$65,240.

842-10-55-203

At the end of Year 1, Lessor receives a lease payment of \$11,000 from Lessee and recognizes interest income of \$4,893 ($\$65,240 \times 7.5\%$). Therefore, the carrying amount of the net investment in the lease is \$59,133 ($\$65,240 + \$4,893 - \$11,000$).

Case A – Direct Financing Lease to Direct Financing Lease

842-10-55-204

At the end of Year 1, the lease term is reduced by 1 year and the annual lease payment is reduced to \$10,000 for the remaining 4 years of the modified lease term. The estimated residual value of the equipment at the end of the modified lease term is \$33,000, of which \$30,000 is guaranteed by the unrelated third party, while the fair value of the equipment is \$56,000. The remaining economic life of the equipment is 8 years, and the present value of the remaining lease payments, discounted using the rate implicit in the modified lease of 8.857 percent, is \$32,499. Lessor concludes that the modified lease is not a sales-type lease because none of the criteria in paragraph 842-10-25-2 are met. However, the sum of the present value of the lease payments and the present value of the residual value of the underlying asset guaranteed by the third-party guarantor, discounted using the rate implicit in the modified lease of 8.857 percent, is \$53,864, which is substantially all of the fair value of the equipment, and collectibility of the lease payments is probable. As such, the modified lease is classified as a direct financing lease.

842-10-55-205

In accounting for the modification in accordance with paragraph 842-10-25-16(a), Lessor carries forward the balance of the net investment in the lease of \$59,133 immediately before the effective date of the modification as the opening balance of the net investment in the modified lease. To retain the same net investment in the lease even while the lease payments, the lease term, and the estimated residual value have all changed, Lessor adjusts the discount rate for the lease from the rate implicit in the modified lease of 8.857 percent to 6.95 percent. This discount rate is used to calculate interest income on the net investment in the lease throughout the remaining term of the modified lease and will result, at the end of the modified lease term, in a net investment balance that equals the estimated residual value of the underlying asset of \$33,000.

Direct financing lease to sales-type lease

If the modified lease is classified as a sales-type lease (i.e., lease classification changes), a lessor applies the initial recognition and measurement guidance for sales-type leases (refer to section 5.2.1, *Initial recognition and measurement – sales-type leases*) and uses the fair value of the underlying asset and the carrying value of the net investment in the direct financing lease as of the effective date of the modification to calculate any gain or loss to be recognized in profit or loss. If the modification results in a sales-type lease with selling profit or loss, a lessor recognizes initial direct costs incurred in connection with the modification as an expense.

ASC 842 includes the following example of a lessor's accounting for a modification to a direct financing lease that is not accounted for as a separate contract but changes lease classification. This example assumes the same facts as in Case A above, except that the modified lease is classified as a sales-type lease.

Excerpt from Accounting Standards Codification**Case B – Direct Financing Lease to Sales-Type Lease****842-10-55-206**

At the end of Year 1, the lease term is extended for two years. The lease payments remain \$11,000 annually, paid in arrears, for the remainder of the lease term. The estimated residual value is \$6,500, of which none is guaranteed. The rate implicit in the modified lease is 7.58 percent. At the effective date of the modification, the remaining economic life of the equipment is 8 years and the fair value of the equipment is \$62,000. Because the modified lease term is now for the major part of the remaining economic life of the equipment, the modified lease is classified as a sales-type lease.

842-10-55-207

On the effective date of the modification, Lessor recognizes a net investment in the sales-type lease of \$62,000, which is equal to the fair value of the equipment at the effective date of the modification, and derecognizes the carrying amount of the net investment in the original direct financing lease of \$59,133. The difference of \$2,867 is the selling profit on the modified lease. After the effective date of the modification, Lessor accounts for the sales-type lease in the same manner as any other sales-type lease in accordance with Subtopic 842-30.

Direct financing lease to operating lease

If the modified lease is classified as an operating lease (i.e., lease classification changes), a lessor recognizes the carrying amount of the underlying asset at an amount equal to the net investment in the original lease immediately before the effective date of the modification. A lessor recognizes initial direct costs incurred in connection with the modification as an expense over the lease term. ASC 842 includes the following example of a lessor's accounting for a modification to a direct financing lease that is not accounted for as a separate contract but changes lease classification. This example assumes the same facts as in Case A above, except that the modified lease is classified as an operating lease.

Excerpt from Accounting Standards Codification

Case C – Direct Financing Lease to Operating Lease

842-10-55-208

At the end of Year 1, the lease term is reduced by 2 years, and the lease payments are reduced to \$9,000 per year for the remaining 3-year lease term. The estimated residual value is revised to \$33,000, of which only \$13,000 is guaranteed by an unrelated third party. The fair value of the equipment at the effective date of the modification is \$56,000. The modified lease does not transfer the title of the equipment to Lessee or grant Lessee an option to purchase the equipment. The modified lease is classified as an operating lease because it does not meet any of the criteria to be classified as a sales-type lease or as a direct financing lease.

842-10-55-209

Therefore, at the effective date of the modification, Lessor derecognizes the net investment in the lease, which has a carrying amount of \$59,133, and recognizes the equipment at that amount. Collectibility of the lease payments is probable; therefore, Lessor will recognize the \$27,000 ($\$9,000 \times 3$ years) in lease payments on a straight-line basis over the 3-year modified lease term, as well as depreciation on the rerecognized equipment.

5.6.3.3

Modification to a sales-type lease that is not accounted for as a separate contract

Excerpt from Accounting Standards Codification

Leases – Overall

Recognition

842-10-25-17

If a sales-type lease is modified and the modification is not accounted for as a separate contract in accordance with paragraph 842-10-25-8, the lessor shall account for the modified lease as follows:

- a. If the modified lease is classified as a sales-type or a direct financing lease, in the same manner as described in paragraph 842-10-25-16(a)
- b. If the modified lease is classified as an operating lease, in the same manner as described in paragraph 842-10-25-16(c).

Sales-type lease to sales-type lease or to direct financing lease

If a modified sales-type lease is classified as a sales-type lease (i.e., there is no change to lease classification) or a direct financing lease (i.e., there is a change to lease classification), a lessor adjusts the discount rate used to measure the initial net investment in the modified lease so that it equals the carrying amount of its net investment in the original lease immediately before the effective date of the modification plus any capitalized initial direct costs incurred in connection with the modification. No gain or loss is recognized unless there is an impairment of the net investment in the lease, in which case, a loss is recognized. Refer to section 5.2.3, *Impairment of the net investment in the lease – sales-type leases*. Lessors are prohibited from recognizing a second gain on a sales-type lease that is modified and remains a sales-type lease.

Sales-type lease to operating lease

If a modified sales-type lease is classified as an operating lease (i.e., lease classification changes), a lessor recognizes the carrying amount of the underlying asset at an amount equal to the net investment in the original lease immediately before the effective date of the modification. A lessor recognizes initial direct costs incurred in connection with the modification as an expense over the lease term.

5.7 Other lessor matters

5.7.1 Sale of lease receivables

Excerpt from Accounting Standards Codification

Leases – Lessor

Subsequent Measurement

842-30-35-4

If a lessor sells substantially all of the **lease receivable** associated with a **sales-type lease** or a **direct financing lease** and retains an interest in the **unguaranteed residual asset**, the lessor shall not continue to accrete the unguaranteed residual asset to its estimated value over the remaining **lease term**. The lessor shall report any remaining unguaranteed residual asset thereafter at its carrying amount at the date of the sale of the lease receivable and apply Topic 360 on property, plant, and equipment to determine whether the unguaranteed residual asset is impaired.

In certain cases, a lessor sells substantially all of a lease receivable (i.e., the future lease payments and any guaranteed residual value) associated with a sales-type or a direct financing lease but retains an interest in the unguaranteed residual asset. In a common transaction, a lessor securitizes lease receivables, retains the interest in the underlying assets (i.e., the unguaranteed residual assets) and manages the residual value risk. Under ASC 842, if a lessor retains an interest in an unguaranteed residual asset (after selling the lease receivable), it no longer accretes the value of the unguaranteed residual asset to its estimated value over the remaining lease term. Instead, the lessor reports any remaining unguaranteed residual asset at its carrying amount at the date of the sale of the lease receivable and applies ASC 360 to determine whether the unguaranteed residual asset is impaired.

Lessors should evaluate the sale of lease receivables associated with sales-type or direct financing leases (i.e., future lease payments and any guaranteed residual values) under the financial asset derecognition guidance in ASC 860, *Transfers and Servicing*. Refer to section 5.7.1.1, *Sales or securitizations of lease receivables associated with sales-type and direct financing leases*.

Refer to section 5.7.1.4, *Sale or assignment of operating lease payments by a lessor*, for the accounting of sale lease payments associated with an operating lease.

5.7.1.1 Sales or securitizations of lease receivables associated with sales-type and direct financing leases

Excerpt from Accounting Standards Codification

Transfers and Servicing – Sales of Financial Assets

Implementation Guidance and Illustrations

860-10-55-6

Lease receivables from sales-type and direct financing leases are made up of two components: the right to receive lease payments and guaranteed residual values. Lease payments for sales-type and direct financing leases involve requirements for lessees to pay cash to lessors and meet the definition of a financial asset. Residual values represent the lessor's estimate of the salvage value of the underlying asset at the end of the lease term and may be either guaranteed or unguaranteed. Residual values meet the definition of financial assets to the extent that they are guaranteed at the commencement of the lease. Thus, transfers of lease receivables from sales-type and direct financing leases are subject to the requirements of this Subtopic. **Unguaranteed residual assets** do not meet the definition of financial assets, nor do residual values guaranteed after commencement, and transfers of them are not subject to the requirements of this Subtopic.

860-20-55-26

A transferor of lease receivables shall allocate the gross investment in receivables between **lease payments**, residual values guaranteed at commencement, and residual values not guaranteed at commencement using the individual carrying amounts of those components at the date of transfer. Those transferors also shall record a servicing asset or liability in accordance with Subtopic 860-50, if appropriate.

The original accounting for a sales-type or direct financing lease is not changed if the lease or the leased property is subsequently sold or assigned to a third party. The accounting for sale or assignment of the lease receivable and any residual values guaranteed at lease commencement relating to a sales-type or direct financing lease is addressed by the provisions of ASC 860, *Transfers and Servicing*. Refer to section 5.7.1.4, *Sale or assignment of operating lease payment by a lessor*, for operating leases.

Pursuant to the relevant provision of ASC 860, sales-type and direct financing receivables (gross investment in lease receivables) are made up of two components: lease receivables and guaranteed residual values. Lease receivables represent requirements for lessees to pay cash to lessors and meet the definition of a financial asset. Thus, transfers of lease receivables from sales-type and direct financing leases are subject to the requirements of ASC 860. The residual value component meets the definition of a financial asset only if it is guaranteed (by a third party) at the commencement of the lease. Transfers of guaranteed residual values that are guaranteed at the commencement of the lease are subject to the derecognition requirements of ASC 860, while transfers of unguaranteed residual assets and residual values guaranteed after the commencement of the lease are not (refer to section 5.7.1.3, *Sale of unguaranteed residual value in sales-type or direct financing leases*). As a result, if an unguaranteed residual asset or a residual value that is guaranteed subsequent to lease commencement exists as part of the gross investment, entities selling or securitizing all or part of lease receivables (without transferring title to the underlying asset or their right to the remaining unguaranteed residual asset) should allocate the gross investment in receivables between lease payments (including guaranteed residual value) and unguaranteed residual asset (or residual value guaranteed after commencement) using the individual carrying amounts of those components at the date of transfer. The allocated amount of financial assets being transferred (lease payments and residual value guaranteed at commencement of the lease) will represent the carrying amount to be used in the determination of gain or loss if the transfer meets the derecognition requirements of ASC 860. The transfers of unguaranteed residual asset (or residual value guaranteed after commencement) are subject to evaluation under the applicable revenue recognition/asset sale guidance. Entities also should recognize a servicing asset or liability in accordance with ASC 860, if applicable. The following example illustrates this allocation.

Excerpt from Accounting Standards Codification**Transfers and Servicing – Sales of Financial Assets***Implementation Guidance and Illustrations***Example 5: Transfer of Lease Receivables with Residual Values****860-20-55-58**

This Example illustrates the guidance in paragraph 860-20-25-1. At the beginning of the second year in a 10-year sales-type lease, Entity E transfers for \$505 a nine-tenths participating interest in the lease receivable to an independent third party, and the transfer is accounted for as a sale. Entity E retains a one-tenth participating interest in the lease receivable and a 100 percent interest in the unguaranteed residual asset, which is not subject to the requirements of this Subtopic as discussed in paragraph 860-10-55-6 because it is not a financial asset and, therefore, is excluded from the analysis of whether the transfer of the nine-tenths participating interest in the lease receivable meets the definition of a participating interest. The servicing asset has a fair value of zero because Entity E estimates that the benefits of servicing are just adequate to compensate it for its servicing responsibilities. The carrying amounts and related gain computation are as follows.

Carrying Amounts

Lease receivable		\$ 540
Unearned income related to lease receivable		<u>370</u>
Gross investment in lease receivable		910
Unguaranteed residual asset	\$ 30	
Unearned income related to unguaranteed residual asset	<u>60</u>	
Gross investment in unguaranteed residual asset		<u>90</u>
Total gross investment in lease receivable		<u>\$ 1,000</u>

Gain on Sale

Cash received		\$ 505
Nine-tenths of carrying amount of gross investment in lease receivable	\$ 819	
Nine-tenths of carrying amount of unearned income related to lease receivable	<u>333</u>	
Net carrying amount of lease receivable sold		<u>486</u>
Gain on sale		<u>\$ 19</u>

860-20-55-59

The following journal entry is made by Entity E.

Journal entry

Cash	\$ 505	
Unearned income	333	
Lease receivable		\$ 819
Gain on sale		19

To record sale of nine-tenths of the lease receivable at the beginning of Year 2

As discussed above, only transfers of residual values guaranteed at the commencement of the lease are subject to the derecognition requirements of ASC 860. If the lessee guarantees the residual value, the lease payments (including the residual value guaranteed by the lessee) should be viewed as a single unit of account pursuant to ASC 860. If a third party guarantees the residual value, we believe the guaranteed residual value can be considered a separate unit of account) pursuant to ASC 860. Whether a third-party residual value guarantee should be considered a separate unit of account or combined with the payments due from the lessee into a single unit of account pursuant to ASC 860 is an accounting policy election.

See our FRD, *Transfers and servicing of financial assets*, for further information.

5.7.1.2**Accounting for a guaranteed residual value****Excerpt from Accounting Standards Codification****Transfers and Servicing – Overall***Implementation Guidance and Illustrations***860-10-55-6**

Lease receivables from sales-type and direct financing leases are made up of two components: the right to receive lease payments and guaranteed residual values. Lease payments for sales-type and direct financing leases involve requirements for lessees to pay cash to lessors and meet the definition of a financial asset. Residual values represent the lessor's estimate of the salvage value of the underlying asset at the end of the lease term and may be either guaranteed or unguaranteed. Residual values meet the definition of financial assets to the extent that they are guaranteed at the commencement of the lease. Thus, transfers of lease receivables from sales-type and direct financing leases are subject

to the requirements of this Subtopic. **Unguaranteed residual assets** do not meet the definition of financial assets, nor do residual values guaranteed after commencement, and transfers of them are not subject to the requirements of this Subtopic.

A residual value of a leased asset is a financial asset to the extent of the guarantee of the residual value at commencement of the lease by the lessee or a third party unrelated to the lessor. Therefore, sales of lease receivables from sales-type and direct financing leases, including the residual value guaranteed at lease commencement, are in the scope of the guidance in ASC 860 on transfers and servicing of financial assets. Refer to section 5.7.1.1, *Sales or securitizations of lease receivables associated with sales-type and direct financing leases*.

5.7.1.3 **Sale of unguaranteed residual value in sales-type or direct financing leases**

If, in conjunction with a sale of lease receivables (in accordance with ASC 860, refer to 5.7.1.1, *Sales or securitizations of lease receivables associated with sales-type and direct financing leases*), a lessor also sells to a third party its interest in an unguaranteed residual value or in a residual interest that was guaranteed subsequent to lease commencement, the gain or loss on the sale of the residual value should be recognized in earnings if it qualifies as a sale in accordance with ASC 605 or ASC 360, as applicable (prior to the adoption of ASC 606 and ASC 610-20), or ASC 606 or ASC 610-20. If the lessor sells the unguaranteed residual value or a guaranteed residual value that was guaranteed subsequent to lease commencement to a third party, without selling the lease receivable, the gain or loss represents a revision in the estimate of the residual value based on a completed transaction and should be recognized at the time of the sale. It would not be appropriate to defer a gain or loss on the sale of an unguaranteed residual value or a guaranteed residual value that was guaranteed after lease commencement over the remaining lease term.

5.7.1.4 **Sale or assignment of operating lease payments by a lessor**

Sale of future lease payments

The sale or assignment by the lessor of future lease payments due under an operating lease is accounted for as a borrowing regardless of whether substantial risks have been retained. This is consistent with the accounting for a sale of future revenues under ASC 470, *Debt*, when the seller has an ongoing performance obligation.

A sale of future revenue typically involves an entity receiving an up-front payment from an investor in exchange for granting the investor the right to receive a specified percentage or amount of the future revenue (or other measure of income such as gross margin, operating income or pretax income) of a particular product or service of the entity for a defined period. Refer to section 2.2.6.8, *Sales of future revenues*, in our FRD, *Issuer's accounting for debt and equity financings*, for further detail regarding the accounting of a sale of future revenue.

Sale of billed and earned lease payments

Lease payments that are billed and earned but not yet received under an operating lease are similar to other trade receivables as they represent requirements for lessees to pay cash to lessors and meet the definition of a financial asset. Therefore, the sale or assignment by the lessor of such payments is subject to the derecognition requirements of ASC 860.

5.7.2 Accounting for the underlying asset at the end of a lease

Excerpt from Accounting Standards Codification

Leases – Lessor

Subsequent Measurement

842-30-35-5

At the end of the **lease term**, a **lessor** shall reclassify the **net investment in the lease** to the appropriate category of asset (for example, property, plant, and equipment) in accordance with other Topics, measured at the carrying amount of the net investment in the lease. The lessor shall account for the **underlying asset** that was the subject of a **lease** in accordance with other Topics.

At the end of the lease term, lessors may receive the underlying asset back from the lessee. Under ASC 842, lessors reclassify the carrying amount of the net investment in the lease to the applicable category of assets (e.g., inventory or property, plant and equipment). Thereafter, lessors account for the underlying asset using ASC 330 or ASC 360, whichever is appropriate.

5.7.3 Lease termination

Excerpt from Accounting Standards Codification

Leases – Lessor

Derecognition

842-30-40-2

If a **sales-type lease** or a **direct financing lease** is terminated before the end of the **lease term**, a **lessor** shall do all of the following:

- a. Test the **net investment in the lease** for impairment in accordance with Topic 310 on receivables and recognize any impairment loss identified
- b. Reclassify the net investment in the lease to the appropriate category of asset in accordance with other Topics, measured at the sum of the carrying amounts of the **lease receivable** (less any amounts still expected to be received by the lessor) and the residual asset
- c. Account for the **underlying asset** that was the subject of the **lease** in accordance with other Topics.

Pending Content:

Transition Date: (P) December 16, 2019; (N) December 16, 2021 | **Transition Guidance:** 326-10-65-1

If a **sales-type lease** or a **direct financing lease** is terminated before the end of the **lease term**, a **lessor** shall do all of the following:

- a. Measure the **net investment in the lease** for credit losses in accordance with Subtopic 326-20 on financial instruments measured at amortized cost and record any credit loss identified
- b. Reclassify the net investment in the lease to the appropriate category of asset in accordance with other Topics, measured at the sum of the carrying amounts of the **lease receivable** (less any amounts still expected to be received by the lessor) and the residual asset
- c. Account for the **underlying asset** that was the subject of the **lease** in accordance with other Topics.

For a termination of a sales-type or direct financing lease before the expiration of the lease term, a lessor does the following:

- ▶ Tests the net investment in the lease for impairment in accordance with ASC 310 (prior to the adoption of ASU 2016-13) or ASC 326 (subsequent to the adoption of ASU 2016-13) and recognizes any impairment loss identified (refer to section 5.2.3, *Impairment of the net investment in the lease – sales-type leases*)
- ▶ Reclassifies the net investment in the lease to the appropriate category of asset in accordance with ASC 330 or ASC 360, if applicable, measured at the sum of the carrying amount of the lease receivable (less any amounts still expected to be received by the lessor) and the residual asset
- ▶ Accounts for the underlying asset that was the subject of the lease under ASC 330 or 360, if applicable

ASC 842 does not address how lessors would account for terminations of operating leases. Upon a termination of an operating lease (with no other ongoing arrangement between the customer and supplier), we believe that the net lease-related asset or liability associated with the operating lease (e.g., remaining unamortized initial direct costs, prepaid lease payments) is written off with a gain or loss recognized in income. To the extent there is an ongoing arrangement between the customer and the supplier (e.g., a lease is modified such that it is no longer a lease for accounting purposes but instead a service contract), the net lease-related asset or liability associated with the operating lease would be considered when necessary in the accounting for the ongoing service arrangement.

5.7.4 Lessor accounting for a group of assets

Lease accounting principles (including sale and leaseback agreements) are applied on a lease component-by-lease component basis. Accordingly, for transactions involving numerous pieces of equipment or properties, it is often necessary to segregate the related assets on a lease component-by-lease component basis. In general, the only assets that should be grouped as a single lease component are those assets that meet both of the criteria in ASC 842-10-15-28 (refer to section 1.4.1, *Identifying and separating lease components of a contract*).

5.7.4.1 Portfolio approach

ASC 842 applies to individual lease components. However, entities that have a large number of leases of similar leased assets (e.g., leases of a fleet of similar railcars) may face practical challenges in applying the leases model on a lease component-by-lease component basis. The FASB acknowledged these concerns and said in its Basis for Conclusions (BC 120) of ASU 2016-02 that an entity can use a portfolio approach when “the entity reasonably expects that the application of the leases model to the portfolio would not differ materially from the application of the leases model to the individual leases in that portfolio.” For example, applying a portfolio approach to four-year leases of fungible, new railcars entered into in the same month with lessees of a similar credit quality may not differ materially from applying ASC 842 to the individual lease components in the portfolio.

ASC 842 does not define “reasonably expects” and “materially.” The FASB also said in the Basis for Conclusions (BC 120) of ASU 2016-02 that “an entity would need to apply judgment in selecting the size and composition of the portfolio” and “it did not intend for an entity to quantitatively evaluate each outcome but, instead, that the entity should be able to take a reasonable approach to determine the portfolios that would be appropriate for its types of leases.”

The FASB also said in the Basis for Conclusions (BC 121) of ASU 2016-02 that “the cost relief offered by applying the leases guidance at a portfolio level need not be limited to simply grouping contracts together.” The portfolio approach could also be applied to other aspects of the leases guidance for which lessors need to make judgments and estimates, such as determining the discount rate and determining and

reassessing the lease term. However, the portfolio approach cannot be applied to combine lease and non-lease components (refer to section 1.4, *Identifying and separating lease and non-lease components of a contract and allocating contract consideration*).

5.7.5 Leveraged leases

Excerpt from Accounting Standards Codification

Master Glossary

Leveraged Lease

From the perspective of a **lessor**, a **lease** that was classified as a leveraged lease in accordance with the leases guidance in effect before the effective date and for which the **commencement date** is before the effective date.

Leases – Overall

Transition and Open Effective Date Information

842-10-65-1

Leases previously classified as **leveraged leases** under Topic 840

- z. For leases that were classified as **leveraged leases** in accordance with Topic 840, and for which the commencement date is before the effective date, a lessor shall apply the requirements in Subtopic 842-50. If a leveraged lease is modified on or after the effective date, it shall be accounted for as a new lease as of the effective date of the modification in accordance with the guidance in Subtopics 842-10 and 842-30.
 1. A lessor shall apply the pending content that links to this paragraph to a leveraged lease that meets the criteria in (z) that is acquired in a business combination or an **acquisition by a not-for-profit entity** on or after the effective date.

Leases – Leveraged Lease Arrangements

Scope and Scope Exceptions

842-50-15-1

This Subtopic addresses accounting for **leases** that meet the criteria in transition paragraph 842-10-65-1(z). If a **lessee** exercises an option to extend a lease that meets the criteria in transition paragraph 842-10-65-1(z) that it was not previously reasonably assured of exercising, the exercise of that option shall be considered a **lease modification** as described in paragraph 842-10-65-1(z).

ASU 2016-02 eliminates leveraged lease accounting for new leases on its effective date. That is, subsequent to the effective date, lessors account for all new leases, including those that would have qualified as leveraged leases under ASC 840, using the classification criteria discussed in section 3.2, *Criteria for lease classification – lessors* (i.e., sales-type, direct financing or operating). For such leases, entities apply other relevant US GAAP (e.g., ASC 740, *Income Taxes*, ASC 470) to account for the non-lease components of such transactions.

Leveraged lease arrangements that exist before the effective date are grandfathered and therefore continue to follow the existing recognition, measurement, presentation and disclosure guidance for leveraged leases that was carried forward to ASC 842-50. Leases of to-be-constructed assets that qualified to be leveraged leases at lease inception prior to the effective date under ASC 840 but are not completed (i.e. the lease has not commenced) prior to the effective date would not be grandfathered.

If an existing leveraged lease is modified on or after the effective date of the ASC 842, the existing leveraged lease is required to be reclassified as a sales-type, direct financing or operating lease, as applicable, using the lease classification guidance in ASC 842. Refer to section 3.2, *Criteria for lease classification – lessors*, and section 11.2, *Transition*. In that case, there would be no basis to net the remaining non-recourse debt balance with the lease receivable (if any), and any deferred tax balances would need to be adjusted as required under ASC 740 to comply with that guidance.

In addition, if a lessee exercises an option to extend a leveraged lease on or after the effective date of ASC 842 that it was not previously reasonably assured of exercising (i.e., under ASC 840, the renewal option was not included in the original accounting lease term for purposes of classifying the lease at inception), the exercise of that option is accounted for as a lease modification, and the lease no longer qualifies for leveraged lease accounting. Refer to section 5.6, *Lease modifications*.

Refer to section 10, *Leveraged leases*, for an in-depth discussion of the accounting for leveraged leases.

5.7.6 Income tax accounting

ASC 842 could affect certain aspects of lessors' accounting for income taxes. For example, it could affect the timing of recognition of lease income for some leases, recognition and measurement of deferred tax assets and liabilities, and assessment of the recoverability of deferred tax assets (i.e., the need for and measurement of valuation allowances). In addition, the special accounting for leveraged leases is eliminated, except for leveraged leases that exist at the transition date, which are grandfathered (refer to section 5.7.5, *Leveraged leases*). Refer to our FRD, *Income taxes*.

5.7.7 Sales of equipment with guaranteed minimum resale amount

Excerpt from Accounting Standards Codification

Leases – Lessor

Implementation Guidance

842-30-55-1

This implementation guidance addresses the application of the provisions of this Subtopic in the following circumstances. A manufacturer sells equipment with an expected **useful life** of several years to end users (purchasers) utilizing various sales incentive programs. Under one such sales incentive program, the manufacturer contractually guarantees that the purchaser will receive a minimum resale amount at the time the equipment is disposed of, contingent on certain requirements.

842-30-55-2

The manufacturer provides the guarantee by agreeing to do either of the following:

- a. Reacquire the equipment at a guaranteed price at specified time periods as a means to facilitate its resale
- b. Pay the purchaser for the deficiency, if any, between the sales proceeds received for the equipment and the guaranteed minimum resale value.

There may be dealer involvement in these types of transactions, but the minimum resale guarantee is the responsibility of the manufacturer.

842-30-55-3

A sales incentive program in which an entity (for example, a manufacturer) contractually guarantees that it has either a right or an obligation to reacquire the equipment at a guaranteed price (or prices) at a specified time (or specified time periods) as a means to facilitate its resale should be evaluated in accordance with the guidance on satisfaction of performance obligations in paragraph 606-10-25-30

and the guidance on repurchase agreements in paragraphs 606-10-55-66 through 55-78. If that evaluation results in a **lease**, the manufacturer should account for the transaction as a lease using the principles of lease accounting in Subtopic 842-10 and in this Subtopic.

842-30-55-4

A sales incentive program in which an entity (for example, a manufacturer) contractually guarantees that it will pay a purchaser for the deficiency, if any, between the sales proceeds received for the equipment and the guaranteed minimum resale value should be accounted for in accordance with Topic 460 on guarantees and Topic 606 on revenue from **contracts** with customers.

842-30-55-5

The **lease payments** used as part of the determination of whether the transaction should be classified as an **operating lease**, a **direct financing lease**, or a **sales-type lease** generally will be the difference between the proceeds upon the equipment's initial transfer and the amount of the **residual value guarantee** to the purchaser as of the first exercise date of the guarantee.

842-30-55-6

If the transaction qualifies as an operating lease, the net proceeds upon the equipment's initial transfer should be recorded as a liability in the manufacturer's balance sheet.

842-30-55-7

The liability is then subsequently reduced on a pro rata basis over the period to the first exercise date of the guarantee to the amount of the guaranteed residual value at that date with corresponding credits to revenue in the manufacturer's income statement. Any further reduction in the guaranteed residual value resulting from the purchaser's decision to continue to use the equipment should be recognized in a similar manner.

842-30-55-8

The equipment should be included in the manufacturer's balance sheet and depreciated following the manufacturer's normal depreciation policy.

842-30-55-9

The Impairment or Disposal of Long-Lived Assets Subsections of Subtopic 360-10 on property, plant, and equipment provide guidance on the accounting for any potential impairment of the equipment.

842-30-55-10

At the time the purchaser elects to exercise the residual value guarantee by selling the equipment to another party, the liability should be reduced by the amount, if any, paid to the purchaser. The remaining undepreciated carrying amount of the equipment and any remaining liability should be removed from the balance sheet and included in the determination of income of the period of the equipment's sale.

842-30-55-11

Alternatively, if the purchaser exercises the residual value guarantee by selling the equipment to the manufacturer at the guaranteed price, the liability should be reduced by the amount paid to the purchaser. Any remaining liability should be included in the determination of income of the period of the exercise of the guarantee.

842-30-55-12

The accounting for a guaranteed minimum resale value is not in the scope of Topic 815 on derivatives and hedging. In the transaction described, the embedded guarantee feature is not an embedded derivative instrument that must be accounted for separately from the lease because it does not meet the criterion in paragraph 815-15-25-1(c).

842-30-55-13

Specifically, if freestanding, the guarantee feature would be excluded from the scope of paragraph 815-10-15-59(b) because of both of the following conditions:

- a. It is not exchange traded.
- b. The underlying on which settlement is based is the price of a nonfinancial asset of one of the parties, and that asset is not readily convertible to cash. It is assumed that the equipment is not readily convertible to cash, as that phrase is used in Topic 815.

842-30-55-14

Paragraph 815-10-15-59(b)(2) states that the related exception applies only if the nonfinancial asset related to the underlying is owned by the party that would not benefit under the contract from an increase in the price or value of the nonfinancial asset. (In some circumstances, the exclusion in paragraph 815-10-15-63 also would apply.)

842-30-55-15

Lastly, Topic 460 on guarantees does not affect the guarantor's accounting for the guarantee because that Topic does not apply to a guarantee for which the underlying is related to an asset of the guarantor. Because the manufacturer continues to recognize the residual value of the equipment guaranteed by the manufacturer as an asset (included in the seller-lessor's **net investment in the lease**) if recording a sales-type lease, that guarantee does not meet the characteristics in paragraph 460-10-15-4 and is, therefore, not subject to the guidance in Topic 460. Additionally, if the lease is classified as an operating lease, the manufacturer does not remove the asset from its books, and its guarantee would be a market value guarantee of its own asset. A market value guarantee of the guarantor's own asset is not within the scope of Topic 460, and the guidance in paragraphs 842-10-55-32 through 55-33 for an operating lease is not affected. As a result, the guarantor's accounting for the guarantee is unaffected by Topic 460.

Although not a lease transaction, in some transactions, an entity (e.g., a manufacturer) sells equipment utilizing a sales incentive program. Under the sales incentive program, the manufacturer contractually guarantees that the purchaser will receive a minimum resale amount at the time the equipment is disposed of, contingent on certain requirements. This guarantee is provided by agreeing to (1) reacquire the equipment at a guaranteed price (or prices) at specified time period (or specified time periods) as a means to facilitate its resale or (2) pay the purchaser for the deficiency, if any, between the sales proceeds received for equipment and the guaranteed minimum resale value. Although a third-party dealer may be involved in this type of transaction, the minimum resale guarantee remains the responsibility of the manufacturer.

Pay the purchaser for the deficiency

If the manufacturer provides the guarantee by paying a purchaser for the deficiency, if any, between the sales proceeds received for the equipment and the guaranteed minimum resale value, the manufacturer should account for such guarantee and sale in accordance with ASC 460 and ASC 606 (even if the entity has not yet adopted ASC 606).

Reacquire the equipment at a guaranteed price

A manufacturer should evaluate the sales incentive program, which includes the guarantees in accordance with the guidance on satisfaction of performance obligations in ASC 606-10-25-30 and the guidance on repurchase agreements in ASC 606-10-55-66 through 55-78. If such evaluation results in a lease (e.g., the guaranteed price is less than the original selling price of the asset, and the transaction is not part of a sale and leaseback transaction), the manufacturer accounts for the transaction as lease in accordance with ASC 842.

The lease payments used as a part of the determination of whether the transaction should be classified as an operating lease, a direct financing lease or a sales-type lease generally will be the difference between the proceeds on the equipment's initial transfer and the amount of the residual value guarantee to the purchaser as of the first exercise date of the guarantee. Refer to sections 3, *Lease classification*, and 3.2.2, *Lease classification for certain sales that include a residual value guarantee in the form of a repurchase option (lessors only)*, for further discussion on lease classification.

It is our view that the guaranteed resale (residual) should be viewed on a net present value basis in determining the classification of the transaction.

Illustration 5-5 Accounting for a sale with guaranteed minimum resale amount

Company X sells a computer with a cost of \$80 for \$100 (i.e., fair value) and agrees to reacquire the computer in five years for \$10. In accordance with ASC 606-10-55-68, the arrangement is accounted for as a lease because Company X is obligated to repurchase the computer for an amount that is less than the original selling price.

The present value of the \$10 repurchase obligation is \$6. As a result, the transaction is classified as a sales-type lease because the proceeds of the sale (\$100) less the present value of the repurchase obligation (\$6) exceed substantially all of the equipment's fair value (\$100). That's because the FASB said in ASC 842-10-55-2 that "one reasonable approach" would be to conclude that "[n]inety percent or more of the fair value of the underlying asset amounts to substantially all the fair value of the underlying asset." Refer to section 3.2, *Criteria for lease classification – lessors*.

Company X accounts for the sales-type lease as follows:

Cash (received at time of sale)	\$	100		
Sales			\$	100
Cost of sale	\$	80		
Inventory			\$	80
Residual value of asset sold	\$	6		
Guaranteed repurchase obligation			\$	6

Both the residual value and the guarantee should be accreted to \$10 at the end of the five-year period. If, at any time, the residual value of the computer is deemed to be less than \$10, a loss for the shortfall should be recorded.

If the transaction should be accounted for by the manufacturer as an operating lease, the net proceeds on the equipment's initial transfer should be recorded as a liability in the manufacturer's balance sheet. The liability subsequently would be reduced on a pro rata basis over the period to the first exercise date of the guarantee, to the amount of the guaranteed residual value at that date, with corresponding credits to revenue in the manufacturer's income statement. Any further reduction in the guaranteed residual value resulting from the purchaser's decision to continue to use the equipment should be recognized in a similar manner. The equipment should be included in the manufacturer's balance sheet and depreciated following the manufacturer's normal depreciation policy. ASC 360 provides guidance on the accounting for any potential impairment of the equipment. At the time the purchaser elects to exercise the residual value guarantee by selling the equipment to another party, the liability should be reduced by the amount, if any, paid to the purchaser. The remaining undepreciated carrying amount of the equipment and any remaining liability should be removed from the balance sheet and included in the determination of income in the period of the equipment's sale. Alternatively, if the purchaser exercises the residual value guarantee by selling the equipment to the manufacturer at the guaranteed price, the liability should be reduced by the amount paid to the purchaser. Any remaining liability should be included in the determination of income in the period of the exercise of the guarantee.

ASC 460 does not apply to a guarantee for which the underlying is related to an asset of the guarantor. Because the manufacturer continues to recognize the residual value of the equipment guaranteed by the manufacturer as an asset (included in the seller-lessor's net investment in the lease) when recording a sales-type lease, that guarantee does not meet the characteristics in ASC 460-10-15-4 and is, therefore, not subject to the provisions of ASC 460. Additionally, if the lease is classified as an operating lease, the manufacturer does not remove the asset from its books, and its guarantee would be a market value guarantee of its own asset. A market value guarantee of the guarantor's own asset is not within the scope of ASC 460 and, as a result, the accounting prescribed in ASC 842-10-55-32 through 55-33 is unaffected by ASC 460.

ASC 842 does not address a transaction where the seller can be required by the buyer, at a specified time subsequent to the sale, to repurchase the asset at fair value as determined at the time of the buyback. ASC 842 also does not address the accounting for an arrangement that gives a customer the right to trade in an asset at a guaranteed value or specified price that can only be exercised when the customer purchases a new asset or require arrangements that include such rights to be accounted for as a lease.

5.8

Presentation (updated March 2019)

Excerpt from Accounting Standards Codification

Leases – Lessor

Other Presentation Matters

Sales-Type and Direct Financing Leases

Statement of Financial Position

842-30-45-1

A lessor shall present lease assets (that is, the aggregate of the lessor's net investment in **sales-type leases** and **direct financing leases**) separately from other assets in the statement of financial position.

842-30-45-2

Lease assets shall be subject to the same considerations as other assets in classification as current or noncurrent assets in a classified balance sheet.

Statement of Comprehensive Income

842-30-45-3

A lessor shall either present in the statement of comprehensive income or disclose in the notes income arising from **leases**. If a lessor does not separately present lease income in the statement of comprehensive income, the lessor shall disclose which line items include lease income in the statement of comprehensive income.

842-30-45-4

A lessor shall present any profit or loss on the lease recognized at the **commencement date** in a manner that best reflects the lessor's business model(s). Examples of presentation include the following:

- a. If a lessor uses leases as an alternative means of realizing value from the goods that it would otherwise sell, the lessor shall present revenue and cost of goods sold relating to its leasing activities in separate line items so that income and expenses from sold and leased items are presented consistently. Revenue recognized is the lesser of:
 1. The **fair value** of the **underlying asset** at the commencement date
 2. The sum of the **lease receivable** and any **lease payments** prepaid by the lessee.

Cost of goods sold is the carrying amount of the underlying asset at the commencement date minus the **unguaranteed residual asset**.

- b. If a lessor uses leases for the purposes of providing finance, the lessor shall present the profit or loss in a single line item.

Statement of Cash Flows

842-30-45-5

In the statement of cash flows, a **lessor** shall classify cash receipts from **leases** within operating activities. However, if the lessor is within the scope of Topic 942 on financial services—depository and lending, it shall follow the guidance in paragraph 942-230-45-4 for the presentation of principal payments received from leases.

Operating Leases

Statement of Financial Position

842-30-45-6

A **lessor** shall present the **underlying asset** subject to an **operating lease** in accordance with other Topics.

Statement of Cash Flows

842-30-45-7

In the statement of cash flows, a **lessor** shall classify cash receipts from **leases** within operating activities.

The table below summarizes how lease-related amounts and activities are presented in lessors' financial statements:

Financial statement	Lessor presentation
Balance sheet	<ul style="list-style-type: none"> ▶ Sales-type and direct financing leases: <ul style="list-style-type: none"> ▶ The net investment in the lease is presented separately from other assets. ▶ The net investment in the lease is subject to the same considerations as other assets in classification as current or noncurrent assets in a classified balance sheet. ▶ Operating leases: <ul style="list-style-type: none"> ▶ Underlying assets are presented in accordance with applicable guidance.
Income statement	<ul style="list-style-type: none"> ▶ All leases: <ul style="list-style-type: none"> ▶ Income arising from leases is presented separately from other activity, or disclosed in the notes (along with the corresponding line item(s) in the income statement). ▶ Sales-type leases and direct financing leases: <ul style="list-style-type: none"> ▶ Profit (for sales-type leases) or loss (for sales-type and direct financing leases) recognized at the commencement date is presented on either a gross or net basis, based on the lessor's business model. <ul style="list-style-type: none"> ▶ For example, lessors that use leasing as an alternative means to realize value from goods they would otherwise sell present lease revenue and cost of goods sold on a gross basis (i.e., revenue and cost of goods sold in separate line items). ▶ For example, lessors that use leases for the purpose of providing financing present the profit or loss on a net basis (i.e., in a single line item).
Statement of cash flows	<ul style="list-style-type: none"> ▶ All leases: <ul style="list-style-type: none"> ▶ Cash lease payments received by lessors are presented in operating activities. ▶ Exception: Lessors in the scope of ASC 942, <i>Financial Services – Depository and Lending</i>, classify principal payments received under sales-type and direct financing leases in investing activities.

With the issuance of ASU 2019-01, *Codification Improvements*, the FASB clarified that lessors in the scope of ASC 942 must classify principal payments received under sales-type and direct financing leases in investing activities in the statement of cash flows. All other lessors classify cash receipts from leases in operating activities, as required by ASC 842.

The amendments respond to concerns raised by lessors in the scope of ASC 942, who sought the clarification because, when the FASB issued the new leases standard, it didn't amend an example in ASC 942 that the lessors rely on to include these payments in investing activities.

5.9 Disclosure (updated January 2019)

The objective of lessor disclosures is to enable financial statement users to assess the amount, timing and uncertainty of lease-related cash flows. ASC 842 requires a lessor to disclose quantitative and qualitative information about its leases, the significant judgments made in applying ASC 842 and the amounts recognized in the financial statements related to those leases.

Lessors may need to exercise judgment to determine the appropriate level at which to aggregate or disaggregate disclosures so that meaningful information is not obscured by insignificant details or by grouping items with different characteristics. The disclosure requirements apply to both public and nonpublic entities.

For interim disclosures, a lessor is required to disclose a table of all lease-related income items in its interim financial statements in accordance with ASC 842-30-50-5 and ASC 270-10-50-6A.

ASC 842 includes the following disclosure requirements for lessors.

Excerpt from Accounting Standards Codification

Leases – Lessor

Disclosure

842-30-50-3

A lessor shall disclose both of the following:

- a. Information about the nature of its leases, including:
 1. A general description of those leases
 2. The basis and terms and conditions on which **variable lease payments** are determined
 3. The existence and terms and conditions of options to extend or terminate the lease
 4. The existence and terms and conditions of options for a **lessee** to purchase the **underlying asset**.
- b. Information about significant assumptions and judgments made in applying the requirements of this Topic, which may include the following:
 1. The determination of whether a **contract** contains a lease (as described in paragraphs 842-10-15-2 through 15-27)
 2. The allocation of the consideration in a contract between lease and nonlease components (as described in paragraphs 842-10-15-28 through 15-32), unless a lessor elects the practical expedient in paragraph 842-10-15-42A and all nonlease components in the contract qualify for that practical expedient
 3. The determination of the amount the lessor expects to derive from the underlying asset following the end of the **lease term**.

842-30-50-3A

An entity that elects the practical expedient in paragraph 842-10-15-42A on not separating nonlease components from associated lease components (including an entity that accounts for the combined component entirely in Topic 606 on revenue from contracts with customers) shall disclose the following, by class of underlying asset:

- a. Its accounting policy election and the class or classes of underlying assets for which it has elected to apply the practical expedient
- b. The nature of:
 1. The lease components and nonlease components combined as a result of applying the practical expedient
 2. The nonlease components, if any, that are accounted for separately from the combined component because they do not qualify for the practical expedient
- c. The Topic the entity applies to the combined component (this Topic or Topic 606).

842-30-50-4

A lessor shall disclose any lease transactions between related parties (see Topic 850 on related party disclosures).

842-30-50-5

A lessor shall disclose lease income recognized in each annual and interim reporting period, in a tabular format, to include the following:

- a. For **sales-type leases** and **direct financing leases**:
 1. Profit or loss recognized at the **commencement date** (disclosed on a gross basis or a net basis consistent with paragraph 842-30-45-4)
 2. Interest income either in aggregate or separated by components of the **net investment in the lease**.
- b. For **operating leases**, lease income relating to **lease payments**.
- c. Lease income relating to variable lease payments not included in the measurement of the **lease receivable**.

842-30-50-6

A lessor shall disclose in the notes the components of its aggregate net investment in sales-type and direct financing leases (that is, the carrying amount of its lease receivables, its **unguaranteed residual assets**, and any deferred selling profit on direct financing leases).

842-30-50-7

A lessor shall disclose information about how it manages its risk associated with the residual value of its leased assets. In particular, a lessor should disclose all of the following:

- a. Its risk management strategy for residual assets
- b. The carrying amount of residual assets covered by **residual value guarantees** (excluding guarantees considered to be lease payments for the lessor, as described in paragraph 842-30-30-1(a)(2))
- c. Any other means by which the lessor reduces its residual asset risk (for example, buyback agreements or variable lease payments for use in excess of specified limits).

Sales-Type and Direct Financing Leases**842-30-50-8**

In addition to the disclosures required by paragraphs 842-30-50-3 through 50-7, a **lessor** also shall provide the disclosures in paragraphs 842-30-50-9 through 50-10 for **sales-type leases** and **direct financing leases**.

842-30-50-9

A lessor shall explain significant changes in the balance of its **unguaranteed residual assets** and deferred selling profit on direct financing leases.

842-30-50-10

A lessor shall disclose a maturity analysis of its **lease receivables**, showing the undiscounted cash flows to be received on an annual basis for a minimum of each of the first five years and a total of the amounts for the remaining years. A lessor shall disclose a reconciliation of the undiscounted cash flows to the lease receivables recognized in the statement of financial position (or disclosed separately in the notes).

Operating Leases**842-30-50-11**

In addition to the disclosures required by paragraphs 842-30-50-3 through 50-7, a **lessor** also shall provide the disclosures in paragraphs 842-30-50-12 through 50-13 for **operating leases**.

842-30-50-12

A lessor shall disclose a maturity analysis of **lease payments**, showing the undiscounted cash flows to be received on an annual basis for a minimum of each of the first five years and a total of the amounts for the remaining years. A lessor shall present that maturity analysis separately from the maturity analysis required by paragraph 842-30-50-10 for **sales-type leases** and **direct financing leases**.

842-30-50-13

A lessor shall provide disclosures required by Topic 360 on property, plant, and equipment separately for **underlying assets** under operating leases from owned assets.

Pending Content:

Transition Date: (P) December 16, 2018; (N) December 16, 2019 | **Transition Guidance:** 842-10-65-3

842-30-50-14

A lessor that makes the accounting policy election in paragraph 842-10-15-39A shall disclose its accounting policy election and comply with the disclosure requirements in paragraphs 235-10-50-1 through 50-6.

Interim Reporting – Overall**Disclosure****270-10-50-6A**

A **lessor** shall disclose a table of all lease-related income items in its interim financial statements (see paragraph 842-30-50-5 for lease-related income items).

6 Subleases

6.1 Definition of a sublease

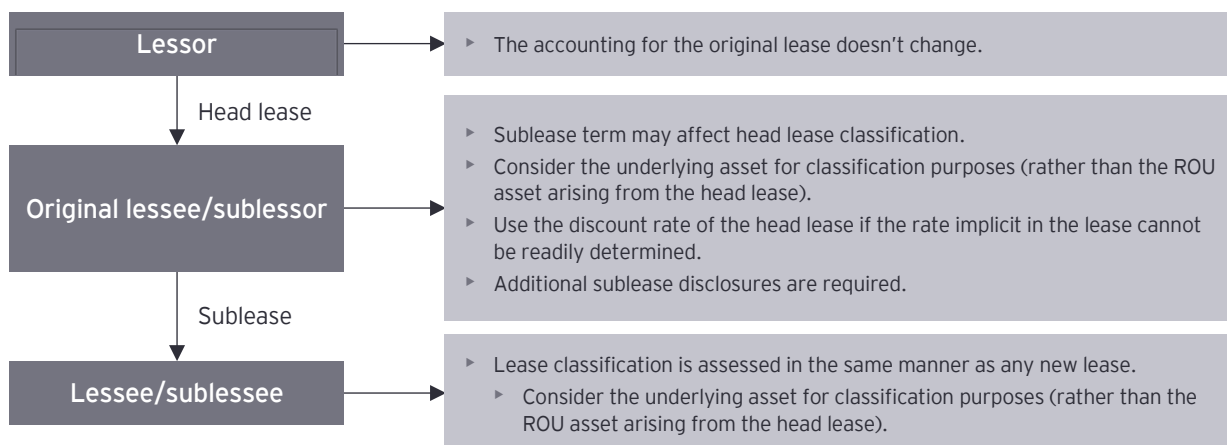
Excerpt from Accounting Standards Codification

Master Glossary

Sublease

A transaction in which an **underlying asset** is re-leased by the **lessee** (or intermediate **lessor**) to a third party (the sublessee) and the original (or head) **lease** between the lessor and the lessee remains in effect.

Lessees often enter into arrangements to sublease an underlying asset to a third party. In these arrangements, one party acts as both the lessee and lessor of the same underlying asset. The original lease is often referred to as a head lease, the original lessee is often referred to as an intermediate lessor or sublessor, and the ultimate lessee is often referred to as the sublessee.



In some cases, the sublease is a separate lease agreement. In other cases, a third party assumes the original lease, but the original lessee remains the primary obligor under the original lease.

6.1.1 The original lessee is relieved of the primary obligation – not a sublease

Excerpt from Accounting Standards Codification

Leases – Overall

Derecognition

842-20-40-3

If the nature of a **sublease** is such that the original **lessee** is relieved of the primary obligation under the original **lease**, the transaction shall be considered a termination of the original lease. Paragraph 842-20-35-14 addresses subleases in which the original lessee is not relieved of the primary obligation under the original lease. Any consideration paid or received upon termination that was not already included in the **lease payments** (for example, a termination payment that was not included in the lease payments based on the **lease term**) shall be included in the determination of profit or loss to be recognized in accordance with paragraph 842-20-40-1. If a sublease is a termination of the original lease and the original lessee is secondarily liable, the guarantee obligation shall be recognized by the lessee in accordance with paragraph 405-20-40-2.

If the original lessee is relieved of the primary obligation under the original lease, the transaction is not a sublease. Such transactions are considered a termination (refer to section 4.8.1, *Lease termination*) of the original lease, and the lease-related assets and obligations are derecognized. Any consideration paid or received upon termination that was not already included in the lease payments (e.g., a termination penalty that was not included in lease payments based on the lease term) is included in the gain or loss on termination of the original lease. If the original lessee remains secondarily liable for the original lease, the guarantee obligation is recognized by the lessee in accordance with ASC 405-20-40-2 (i.e., measured at fair value and included in the determination of gain or loss on lease termination).

6.2 Original lessor accounting for a sublease

Excerpt from Accounting Standards Codification

Leases – Lessor

Subsequent Measurement

842-30-35-7

If the original **lessee** enters into a **sublease** or the original **lease** agreement is sold or transferred by the original lessee to a third party, the original **lessor** shall continue to account for the lease as it did before.

Derecognition

842-30-40-3

If the original **lease** agreement is replaced by a new agreement with a new **lessee**, the **lessor** shall account for the termination of the original lease as provided in paragraph 842-30-40-2 and shall classify and account for the new lease as a separate transaction.

If the original lessee enters into a sublease or sells or transfers the original lease to a third party, the original lessor does not change its accounting for the original lease. However, if the original lease agreement is replaced by a new agreement with a new lessee, the original lessor accounts for both the termination of the original lease and the new lease as separate transactions. Refer to section 5.7.3, *Lease termination*.

6.3 Sublessor accounting

Excerpt from Accounting Standards Codification

Leases – Overall

Recognition

842-10-25-6

When classifying a **sublease**, an entity shall classify the sublease with reference to the underlying asset (for example, the item of property, plant, or equipment that is the subject of the lease) rather than with reference to the **right-of-use asset**.

Leases – Lessee

Subsequent Measurement

842-20-35-14

If the nature of a **sublease** is such that the original **lessee** is not relieved of the primary obligation under the original **lease**, the original lessee (as sublessor) shall continue to account for the original lease in one of the following ways:

- a. If the sublease is classified as an **operating lease**, the original lessee shall continue to account for the original lease as it did before commencement of the sublease. If the lease cost for the term of the sublease exceeds the anticipated sublease income for that same period, the original lessee shall treat that circumstance as an indicator that the carrying amount of the **right-of-use asset** associated with the original lease may not be recoverable in accordance with paragraph 360-10-35-21.
- b. If the original lease is classified as a **finance lease** and the sublease is classified as a **sales-type lease** or a **direct financing lease**, the original lessee shall derecognize the original right-of-use asset in accordance with paragraph 842-30-40-1 and continue to account for the original **lease liability** as it did before commencement of the sublease. The original lessee shall evaluate its investment in the sublease for impairment in accordance with paragraph 842-30-35-3.
- c. If the original lease is classified as an operating lease and the sublease is classified as a sales-type lease or a direct financing lease, the original lessee shall derecognize the original right-of-use asset in accordance with paragraph 842-30-40-1 and, from the sublease **commencement date**, account for the original lease liability in accordance with paragraphs 842-20-35-1 through 35-2. The original lessee shall evaluate its investment in the sublease for impairment in accordance with paragraph 842-30-35-3.

842-20-35-15

The original lessee (as sublessor) in a sublease shall use the **rate implicit in the lease** to determine the classification of the sublease and to measure the net investment in the sublease if the sublease is classified as a sales-type or a direct financing lease unless that rate cannot be readily determined. If the rate implicit in the lease cannot be readily determined, the original lessee may use the **discount rate for the lease** established for the original (or head) lease.

If an underlying asset is re-leased by a lessee to a third party and the original lessee retains the primary obligation under the original lease, the transaction is a sublease. A sublessor assesses sublease classification independently of the classification assessment that it made as the lessee of the same asset. A sublessor considers the lease classification criteria in section 3.2, *Criteria for lease classification – lessors*, with reference to the underlying asset when classifying a sublease (e.g., the underlying asset subject to the sublease) rather than the right-of-use asset recognized as part of the head lease. A sublessor uses the rate implicit in the lease (i.e., the rate implicit in the sublease) to determine the classification of the sublease and to measure the net investment in a sublease that is classified as a sales-type or a direct financing lease. If the rate implicit in the lease cannot be readily determined, the sublessor uses the discount rate for the lease established for the head lease. Refer to section 3.4.10, *Classification of subleases*, and section 2.5, *Discount rates*.

The following table summarizes how the original lessee/sublessor accounts for the head lease and sublease at the commencement of the sublease.

	Sublease – sales-type or direct financing lease	Sublease – operating lease
Head lease – finance lease	The original lessee derecognizes the original right-of-use asset and continues to account for the original lease liability as it did before the commencement of the sublease (i.e., in accordance with the finance lease provisions of the lessee accounting guidance). The original lessee, as the sublessor, recognizes a net investment in the sublease and evaluates it for impairment under ASC 310 (prior to the adoption of ASU 2016-13) or ASC 326 (subsequent to the adoption of ASU 2016-13). Refer to section 5.2.3, <i>Impairment of the net investment in the lease – sales-type leases</i> .	The original lessee continues to account for the head lease as it did before the commencement date of the sublease (i.e., in accordance with the lessee accounting guidance). If the lease cost for the term of the sublease exceeds the sublessor's anticipated sublease income for the same period, this indicates that the right-of-use asset associated with the head lease should be assessed for impairment under the long-lived asset impairment provisions of ASC 360 (i.e., an impairment indicator).
Head lease – operating lease	The original lessee derecognizes the original right-of-use asset at the sublease commencement date and accounts for the original lease liability in accordance with the finance lease provisions of the lessee accounting guidance. The original lessee, as the sublessor, recognizes a net investment in the sublease and evaluates it for impairment under ASC 310 (prior to the adoption of ASU 2016-13) or ASC 326 (subsequent to the adoption of ASU 2016-13). Refer to section 5.2.3, <i>Impairment of the net investment in the lease – sales-type leases</i> .	

Sublease may affect head lease classification

When a sublessor enters into sublease arrangements and determines that the term of the sublease (including the noncancelable term and any lease renewal options that are reasonably certain to be exercised by the sublessee or controlled by the sublessor) is longer than the lease term of the head lease, the sublessor is required to reassess the lease term of the head lease in accordance with ASC 842-10-35-1(a) as discussed in section 2.3.6.1, *Reassessment of the lease term and purchase options – lessees*. However, the existence of the renewal option on its own does not result in the head lease being extended. For example, assume a head lease has a noncancelable term of five years and provides a lessee with an option to renew for two additional years that it determines it is not reasonably certain to exercise. If the lessee subleases the underlying asset and provides the sublessee with the same noncancelable term and renewal option and determines that the sublessee is reasonably certain to exercise that renewal option, the lessee would reassess the term of the head lease as the renewal options are now reasonably certain to be exercised. This is because the lease term under the sublease effectively establishes an obligation to renew the head lease. If the lease term of the head lease changes, the sublessor is also required to reassess the lease classification of the head lease. Refer to section 3.5, *Reassessment of lease classification*. Alternatively, if the lessee determines that the sublessee is not reasonably certain to exercise the renewal options, the lessee would not remeasure the lease term on the head lease solely as a result of entering into the sublease (refer to section 3.5.1, *Summary of lease reassessment and remeasurement requirements*, for a discussion of events that could result in reassessment).

Likewise, a head lease may provide a lessee with an option to purchase the underlying asset that it determines it is not reasonably certain to exercise. If the lessee then subleases the underlying asset and provides the sublessee with a purchase option and determines that the sublessee is reasonably certain to exercise that option, the sublessor will change its assessment of whether it is reasonably certain to exercise its purchase option on the head lease to fulfill the terms of the sublease in accordance with ASC 842-10-35-1(c) as discussed in section 2.3.6.1, *Reassessment of the lease term and purchase options – lessees*. The sublessor is also required to reassess the lease classification of the head lease as discussed in section 3.5, *Reassessment of lease classification*.

Recognition of profit or loss

ASC 842 does not address when the sublessor should recognize the selling profit (sales-type lease) or loss (sales-type or direct financing lease) resulting from a sublease. We believe that any selling profit should be recognized at the sublease commencement date (i.e., the date on which a sublessor makes the underlying asset available for use by a sublessee) when a sublease is classified as a sales-type lease or deferred when a sublease is classified as a direct financing lease. When a sublease is classified as a sales-type or direct financing lease, we believe that any selling loss should be recognized no later than the sublease commencement date (i.e., selling loss is not deferred), consistent with the accounting for a sales-type or direct financing lease, and in some cases earlier as an impairment of the right-of-use asset under the head lease.

We also believe that when a sales-type sublease is for a portion of the underlying asset, the sublessor must determine the portion of the right-of-use asset to derecognize on a rational and systematic basis (e.g., by relative fair value). Likewise, a sublessor must determine the portion of the lease liability that may be converted from an operating lease to a finance lease for purposes of subsequent measurement on a rational and systematic basis (e.g., in proportion to the right-of-use asset).

Presentation of sublease income

ASC 842 does not address how a sublessor should present the income from a sublease in the statement of financial position. However, the FASB indicated in the Basis for Conclusions (BC 115) of ASU 2016-02 that the head lease and the sublease should be accounted for as two separate contracts unless those contracts meet all of the criteria in ASC 842's contract combinations guidance. Therefore, we believe that the sublessor should present the income from a sublease separately from the lease expense on the head lease (i.e., gross presentation) unless both the head lease and the sublease meet all of the criteria in the contract combinations guidance in ASC 842-10-25-19. Refer to section 1.5, *Contract combinations*, for further information about contract combinations.

Further, ASC 842 requires an original lessee/sublessor to disclose sublease income, on a gross basis, separate from finance or operating lease expense. Refer to section 6.5, *Disclosure*, for other disclosure requirements.

Right-of-use asset groups for purposes of impairment assessments

Lessees' right-of-use assets, for both operating and finance leases, are subject to existing impairment guidance in ASC 360, *Property, Plant, and Equipment* (refer to section 4.2.5, *Impairment of right-of-use assets in operating leases*, and section 4.3.4, *Impairment of right-of-use assets in finance leases*). If part of the original right-of-use asset is subleased to a third party, we understand questions have arisen regarding whether the original asset group, for purposes of the ASC 360 impairment assessment, should be reassessed to disaggregate the subleased asset.

We believe in certain circumstances it is reasonable for the original lessee to conclude that a subleased portion of a right-of-use asset meets the criteria to be identified as a single lease component. For example, an original lessee may conclude there is no accounting difference between accounting for its lease of a 10-floor building as one lease component (the building) or as 10 lease components (the 10 functionally independent floors). That is, even though each floor meets the criteria to be considered a separate lease component (refer to section 1.4.1, *Identifying and separating lease components of a contract*), the original lessee may have historically accounted for the entire 10-floor building as one lease component because there is no accounting difference between recognizing 10 separate right-of-use assets and lease liabilities and recognizing one right-of-use asset and lease liability for the entire building. Therefore, in this example, if the original lessee subleases a single functionally independent floor, we believe it is also reasonable to disaggregate the right-of-use asset for the subleased floor from the existing asset group as long as that floor meets the criteria to be identified as a separate lease component (refer to section 1.4.1, *Identifying and separating lease components of a contract*).

As mentioned above, in accordance with ASC 842-20-35-14, if the sublease is classified as a sales-type lease or a direct financing lease, the original lessee shall derecognize the original right-of-use asset. Therefore, in the example above, the original lessee would disaggregate the asset group in order to derecognize the portion of the asset being subleased.

6.4 Sublessee accounting

A sublessee accounts for a sublease in the same manner as any other lease (i.e., as a new lease subject to ASC 842's recognition and measurement provisions). Refer to section 4, *Lessee accounting*. A sublessee classifies the sublease by referring to the underlying asset rather than by referring to the right-of-use asset arising from the head lease.

6.5 Disclosure

In addition to making other lessor disclosures (refer to section 5.9, *Disclosure*), ASC 842 requires an original lessee/sublessor to disclose (1) the existence, and terms and conditions, of residual value guarantees provided by the sublessee and (2) sublease income, on a gross basis, separate from finance or operating lease expense.

7 Sale and leaseback transactions

7.1 Overview – sale and leaseback transactions

Excerpt from Accounting Standards Codification

Leases – Sale and Leaseback Transactions

Scope and Scope Exceptions

842-40-15-2

If an entity (the seller-lessee) transfers an asset to another entity (the buyer-lessor) and leases that asset back from the buyer-lessor, both the seller-lessee and the buyer-lessor shall account for the transfer **contract** and the **lease** in accordance with Sections 842-40-25, 842-40-30, and 842-40-50.

Implementation Guidance and Illustrations

842-40-55-1

A **lessee** may obtain legal title to the **underlying asset** before that legal title is transferred to the **lessor** and the asset is leased to the lessee. If the lessee controls the underlying asset (that is, it can direct its use and obtain substantially all of its remaining benefits) before the asset is transferred to the lessor, the transaction is a sale and leaseback transaction that is accounted for in accordance with this Subtopic.

842-40-55-2

If the lessee obtains legal title, but does not obtain control of the underlying asset before the asset is transferred to the lessor, the transaction is not a sale and leaseback transaction. For example, this may be the case if a manufacturer, a lessor, and a lessee negotiate a transaction for the purchase of an asset from the manufacturer by the lessor, which in turn is leased to the lessee. For tax or other reasons, the lessee might obtain legal title to the underlying asset momentarily before legal title transfers to the lessor. In this case, if the lessee obtains legal title to the asset but does not control the asset before it is transferred to the lessor, the transaction is accounted for as a purchase of the asset by the lessor and a **lease** between the lessor and the lessee.

Sale and leaseback accounting applies to both the seller-lessee and the buyer-lessor. A sale and leaseback transaction involves the transfer of an asset by an entity (the seller-lessee) to another entity (the buyer-lessor) and the leaseback of the same asset by the seller-lessee. Because ASC 842 requires lessees to recognize most leases on their balance sheets (i.e., all leases except for short-term leases if the lessee makes an accounting policy election to use this exception), sale and leaseback transactions do not provide lessees with a source of off-balance sheet financing. Both the seller-lessee and the buyer-lessor are required to apply ASC 842 and certain provisions in ASC 606 to determine whether to account for a sale and leaseback transaction as a sale and purchase of an asset, respectively. Finally, ASC 842-40's guidance on sale and leaseback transactions applies to all assets that are within the scope of ASC 842. We believe this includes the sale of a legal entity when the assets leased back constitute substantially all of the assets of the legal entity that is sold. Sale and leaseback transactions among entities under common control are subject to ASC 842-40's sale and leaseback guidance.

In some cases, a lessee may obtain legal title to the underlying asset before that legal title is transferred to the lessor and the asset is leased to the lessee. For example, a manufacturer, a lessor and a lessee together negotiate a transaction for the purchase of a piece of equipment from the manufacturer by the lessor, which in turn is leased to the lessee. For tax or other reasons, the lessee obtains legal title to the

underlying asset shortly before legal title transfers to the lessor. If the lessee obtains legal title, but does not obtain control of the underlying asset before the asset is transferred to the lessor, the transaction is not a sale and leaseback transaction. If the lessee controls the underlying asset (that is, it can direct its use and obtain substantially all of its remaining benefits) before the asset or legal title is transferred to the lessor, the transaction is a sale and leaseback transaction and accounted for in accordance ASC 842-40.

7.1.1 Seller leases back less than 100% of asset sold

The sale and leaseback provisions of ASC 842-40 apply regardless of whether the seller-lessee leases back 100% or 1% of the asset sold. For example, if the asset sold is a 20-floor office building and 10 floors are leased back, sale and leaseback accounting under the provisions of ASC 842-40 is applicable.

7.1.2 Partial sale and leaseback

ASC 842 does not specifically address the application of the sale and leaseback provisions of ASC 842-40 for partial sale and leaseback transactions. For example, assume Entity A owns 100% of a limited liability company (LLC) (whose sole asset is a building Entity A uses for its manufacturing operations) and sells a 51% interest in the LLC, deconsolidates the LLC and leases the building back from the deconsolidated LLC. To determine whether to account for the partial sale and leaseback transaction as a sale and purchase of an asset, the seller-lessee and the buyer-lessor are required to apply ASC 842 and certain provisions in ASC 606 as discussed in section 7.2, *Determining whether the transfer of an asset is a sale*. In this example, we believe the transaction would be subject to sale and leaseback accounting.

7.1.3 Asset sold is different from the asset leased back

In certain sale and leaseback transactions, the asset sold is not the same as the asset leased back. In considering such transactions, we believe that despite the fact that the assets sold and leased back are different, the transaction should be recorded as a sale and leaseback if the sale and lease were entered into as part of a single transaction and the assets involved would be required to be accounted for as a nonmonetary exchange under ASC 845, *Nonmonetary Transactions*, if they had been exchanged (i.e., the assets exchanged are essentially identical, or the future cash flows are not expected to significantly change as a result of the exchange).

7.1.4 Lease-leaseback transactions

In a lease transaction where the owner of an asset leases an asset to a third party and then leases it back, the question often arises as to whether the transaction should be accounted for as a sale and leaseback. Transactions of this type are often tax driven (refer to section 10, *Leveraged leases*). Lease-leaseback transactions, also referred to as lease-in, lease-out, or LILO, transactions, should be assessed in consideration of the guidance in ASC 842-10-25-19 (refer to section 1.5, *Contract combinations*), which requires that two or more contracts entered into at or near the same time with the same counterparty (or related party) be considered a single contract if at least one of the contracts is or contains a lease and certain criteria are met. That is, both the original lease out of the asset from the owner to the third party and the leaseback from the third party to the owner should be evaluated concurrently when the criteria under ASC 842-10-25-19 are met. Often, this evaluation results in the determination that a lease does not exist (i.e., in substance a financing recorded on the balance sheet and/or a lease for only a portion of the term) as the right to control the use of the asset is not conveyed from the owner to the third party when both the original lease out and the leaseback are considered a single arrangement. For example, an entity leases its medical equipment with a 10-year useful life to a third party and then leases the equipment back for the first seven years. In this case, the right to control the use of the equipment is not transferred to the third party until the completion of the leaseback period (i.e., the first seven years). Therefore, the entity would record the transaction as a financing during the leaseback period and then account for the lease to the third party at the end of the leaseback period (and allocate the consideration in the contract accordingly).

7.1.5 Sale subject to a preexisting lease

Excerpt from Accounting Standards Codification

Leases – Sale-Leaseback Transactions

Implementation Guidance and Illustrations

842-40-55-8

An entity owns an interest in an **underlying asset** and also is a **lessee** under an **operating lease** for all or a portion of the underlying asset. Acquisition of an ownership interest in the underlying asset and consummation of the **lease** occurred at or near the same time. This owner-lessee relationship can occur, for example, when the entity has an investment in a partnership that owns the underlying asset (or a larger asset of which the underlying asset is a distinct portion). The entity subsequently sells its interest or the partnership sells the underlying asset to an independent third party, and the entity continues to lease the underlying asset under the preexisting operating lease.

842-40-55-9

A transaction should be subject to the guidance in this Subtopic if the scope or price of the preexisting lease is modified in connection with the sale. If the scope or the price of the preexisting lease is not modified in conjunction with the sale, the sale should be accounted for in accordance with other Topics.

842-40-55-10

A lease between parties under common control should not be considered a preexisting lease. Accordingly, the guidance in this Subtopic should be applied to transactions that include nonfinancial assets within its scope, except if Topic 980 on regulated operations applies. That is, if one of the parties under common control is a regulated entity with a lease that has been approved by the appropriate regulatory agency, that lease should be considered a preexisting lease.

An entity has an ownership interest in an underlying asset (e.g., 30% noncontrolling ownership interest in a partnership that owns the underlying asset) and also leases all or a portion of the underlying asset under an operating lease. Subsequently, the entity sells its interest in the underlying asset to an independent third party and continues to lease all or a portion of the underlying asset under the preexisting operating lease. If the scope or the consideration of the preexisting operating lease is not modified in connection with the sale, the sale of the entity's interest is accounted for in accordance with other US GAAP and the entity's accounting of the preexisting lease is not changed. Alternatively, if the preexisting operating lease is modified in connection with the sale and such modification meets the definition of lease modification as discussed in section 5.6, *Lease modifications*, (i.e., a change to the terms and conditions of the contract that results in a change in the scope of or the consideration for the lease), the transaction is accounted for as a sale and leaseback transaction. If the entity consolidates the lessor, this guidance would not apply, and instead, the sale of a controlling interest of the lessor would be subject to leaseback accounting.

However, a sale subject to a preexisting lease between parties under common control is not a preexisting lease. As an exception, when one of the parties under common control is a regulated entity in the scope of ASC 980, *Regulated Operations*, and the lease has been approved by the appropriate regulatory agency, an unmodified lease with a related party should be considered a preexisting lease.

Illustration 7-1 Sale subject to a preexisting lease – common control and no regulated operations

Assume a parent company (Entity A) has two consolidated subsidiaries both with standalone financial reporting requirements: Subsidiary B and Subsidiary C. Also, assume the following:

- ▶ Entity A, Subsidiary B and Subsidiary C do not have regulated operations subject to the guidance in ASC 980.
- ▶ Subsidiary B owns an asset (e.g., a pipeline) and leases it to Entity A.
- ▶ Subsidiary B transfers the underlying asset to Subsidiary C.
- ▶ Entity A continues to lease the underlying asset, except now it leases it from Subsidiary C.
- ▶ The lease is otherwise unmodified, other than to change the name of the lessor.
- ▶ Subsidiary B is relieved of its primary obligation under its lease with Entity A.

Analysis

In this example, the sale subject to a preexisting lease is not a preexisting lease; therefore, ASC 842-40's sale and leaseback guidance would be applicable. Each entity (Subsidiary B and Subsidiary C in their standalone financial reporting) would account for this transaction as follows:

- ▶ The transaction would eliminate in consolidation for Entity A (the seller-lessee).
- ▶ Since Subsidiary B is no longer the lessor, it follows other GAAP for the sale of the underlying asset to an entity under common control in its standalone financial reporting.
- ▶ Subsidiary C (the buyer-lessor) considers ASC 842-40's sale and leaseback guidance in its standalone financial reporting due to its acquisition of the underlying asset from Subsidiary B and its lease with Entity A.
 - ▶ If the transaction is accounted for as a sale and leaseback, Subsidiary C (in its standalone financial reporting) would follow the accounting model for lessors (refer to section 5, *Lessor accounting*) including performing a lease classification test. For other aspects of the transaction, the entity would follow the guidance for common control transactions (see our FRD, *Business combinations*).
 - ▶ If the transaction does not qualify as a sale, Subsidiary C (in its standalone financial reporting) would account for the transaction as a financing. Refer to section 7.4, *Transactions in which the transfer of an asset is not a sale*.

Illustration 7-2 Sale subject to a preexisting lease – common control with regulated operations

Assume the same facts as Illustration 7-1, except as follows:

- ▶ Entity A, Subsidiary B and Subsidiary C operate in a regulated industry subject to the guidance in ASC 980.
- ▶ The lease between Entity A and Subsidiary B has been approved by an appropriate regulatory agency.

Analysis

In this example, the sale subject to a preexisting lease is a preexisting lease; therefore, ASC 842-40's sale and leaseback guidance would not be applicable. Each entity would account for this transaction as follows:

- ▶ The transaction would eliminate in consolidation for Entity A.
- ▶ Since Subsidiary B is no longer the owner-lessor, it follows other GAAP (in its standalone financial reporting) for the sale of the underlying asset to an entity under common control.
- ▶ Subsidiary C follows other GAAP (in its standalone financial reporting) for the purchase of the underlying asset from an entity under common control and recognizes a lease following the lessor model (refer to section 5, *Lessor accounting*).

7.1.6**Sale-leaseback-sublease transactions****Excerpt from Accounting Standards Codification****Leases – Sale and Leaseback Transactions***Implementation Guidance and Illustrations***842-40-55-18**

An entity enters into a sale and leaseback of an asset that meets either of the following criteria:

- a. The asset is subject to an **operating lease**.
- b. The asset is subleased or intended to be subleased by the seller-lessee to another party under an operating lease.

842-40-55-19

A sale-leaseback-sublease transaction is within the scope of this Subtopic. The existence of the **sublease** (that is, the operating lease in paragraph 842-40-55-18(a) or (b)) does not, in isolation, prevent the buyer-lessor from obtaining control of the asset in accordance with paragraphs 842-40-25-1 through 25-3, nor does it prevent the seller-lessee from controlling the asset before its transfer to the buyer-lessor (that is, the seller-lessee is subject to the same requirements for determining whether the transfer of the asset is a sale as it would be without the sublease). All facts and circumstances should be considered in determining whether the buyer-lessor obtains control of the **underlying asset** from the seller-lessee in a sale-leaseback-sublease transaction.

Under a sale-leaseback-sublease arrangement, the owner of an asset sells an asset to a third party and leases it back, then, concurrently or subsequently, subleases the asset to another party. Under ASC 842-40, the existence of the sublease in a sale and leaseback transaction, on its own, does not preclude the application of sale and leaseback accounting if both the leaseback and the sublease are classified as operating leases. An entity will need to consider all facts and circumstances in determining whether the buyer-lessor obtains control of the underlying asset from the seller-lessee in a sale-leaseback-sublease transaction.

7.2 Determining whether the transfer of an asset is a sale

Excerpt from Accounting Standards Codification

Master Glossary

Integral Equipment

Integral equipment is any physical structure or equipment attached to the real estate that cannot be removed and used separately without incurring significant cost.

Leases – Sale and Leaseback Transactions

Recognition

842-40-25-1

An entity shall apply the following requirements in Topic 606 on revenue from **contracts** with customers when determining whether the transfer of an asset shall be accounted for as a sale of the asset:

- a. Paragraphs 606-10-25-1 through 25-8 on the existence of a contract
- b. Paragraph 606-10-25-30 on when an entity satisfies a performance obligation by transferring control of an asset.

842-40-25-2

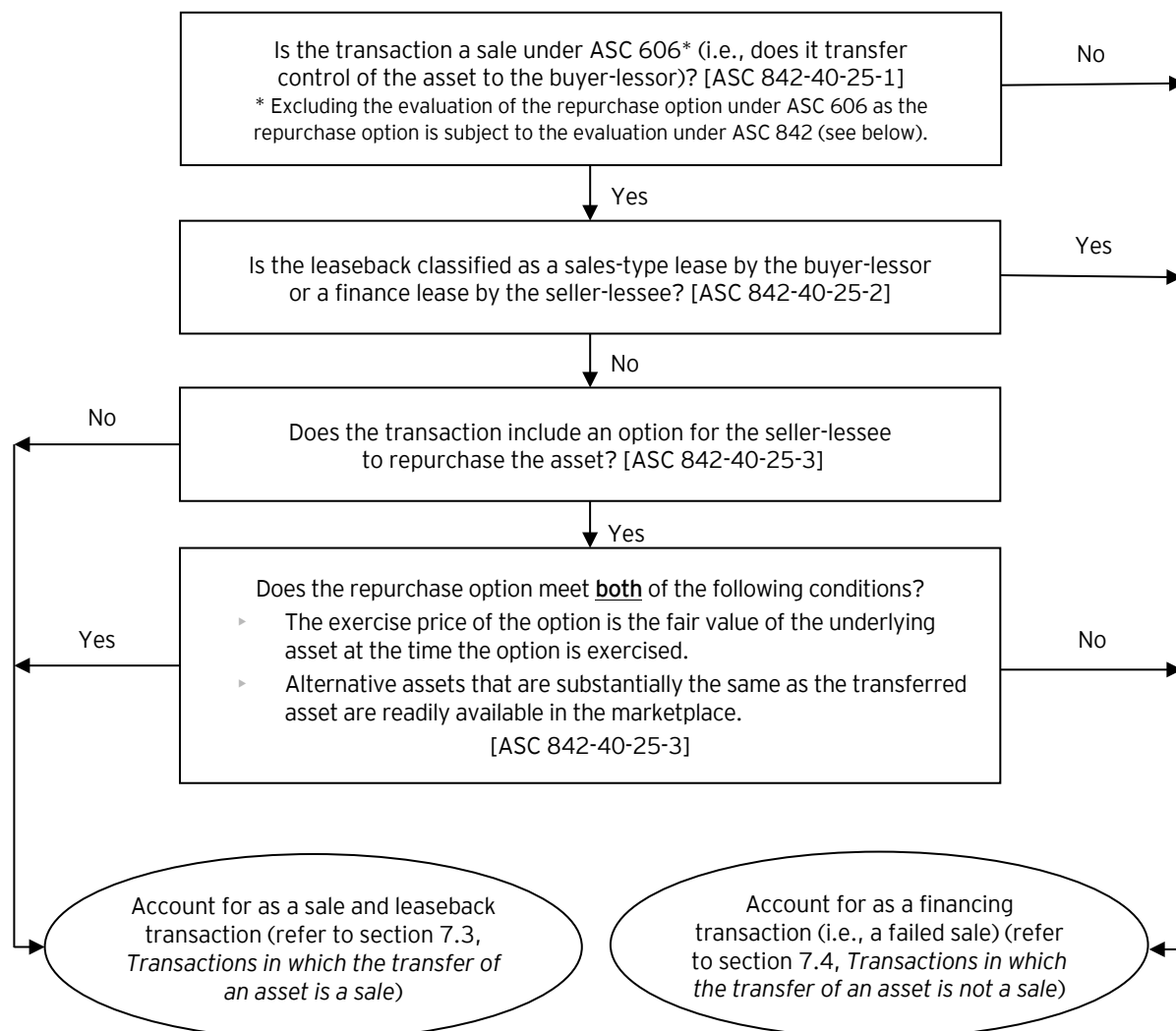
The existence of a leaseback (that is, a seller-lessee's right to use the **underlying asset** for a period of time) does not, in isolation, prevent the buyer-lessor from obtaining control of the asset. However, the buyer-lessor is not considered to have obtained control of the asset in accordance with the guidance on when an entity satisfies a performance obligation by transferring control of an asset in Topic 606 if the leaseback would be classified as a **finance lease** or a **sales-type lease**.

842-40-25-3

An option for the seller-lessee to repurchase the asset would preclude accounting for the transfer of the asset as a sale of the asset unless both of the following criteria are met:

- a. The exercise price of the option is the **fair value** of the asset at the time the option is exercised.
- b. There are alternative assets, substantially the same as the transferred asset, readily available in the marketplace.

The following flowchart depicts the decision-making process for determining whether the transfer of an asset is a sale.



When determining whether the transfer of an asset should be accounted for as a sale and purchase, both the seller-lessee and the buyer-lessor apply the guidance in (1) ASC 606-10-25-1 through 25-8 on the existence of a contract, (2) ASC 606-10-25-30 on when an entity satisfies a performance obligation by transferring control of an asset and (3) ASC 842-40-25-2 through 25-3.

Refer to section 3, *Identifying the contract with the customer*, of our FRD, [Revenue from contracts with customers \(ASC 606\)](#), for an in-depth discussion of identifying the contract with the customer and section 7.2, *Control transferred at a point in time*, of that publication for a discussion of transferring control at a point in time.

ASC 842-40-25-2 through 3 also includes guidance for evaluating whether the transfer of an asset with a leaseback to the seller is a sale and purchase. Under this guidance, the existence of the leaseback, in and of itself, does not preclude a sale and purchase. However, a sale and purchase does not occur if the leaseback would be classified as a finance lease (seller-lessee) or a sales-type lease (buyer-lessor). In these types of leases, the FASB believes that the seller-lessee effectively retains control of the underlying asset. Therefore, the FASB indicated in the Basis for Conclusions (BC 352(b)) of ASU 2016-02 that it is inappropriate for a seller-lessee to account for the sale of an underlying asset that it concurrently repurchases. Instead, these transactions are accounted for as financings by both the buyer-lessor (lender) and the seller-lessee

(borrower). If the leaseback is classified as an operating lease (seller-lessee) or a direct financing lease or an operating lease (buyer-lessor), such leaseback, in and of itself, does not preclude sale and purchase accounting, respectively.

While an option for a seller-lessee to repurchase the transferred asset would generally preclude sale accounting under ASC 606, ASC 842-40 specifies that an option for the seller-lessee to repurchase the asset does not preclude sale and purchase accounting when **both** of the following conditions are met:

1. The exercise price of the option is the fair value of the underlying asset at the time the option is exercised.
2. There are alternative assets, substantially the same as the transferred asset, readily available in the marketplace.

In the Basis for Conclusions (BC 352(c)) of ASU 2016-02, the Board noted that real estate assets would not meet criterion (2) – [There are alternative assets, substantially the same as the transferred asset, readily available in the marketplace]. This is because real estate is, by nature, 'unique' (that is, no two pieces of land occupy the same space on this planet) such that no other similar real estate asset is 'substantially the same.' Therefore, we believe a sale and leaseback of real estate, including a sale and leaseback of integral equipment as defined in ASC 978 (i.e., any physical structure or equipment attached to the real estate that cannot be removed and used separately without incurring significant cost), when the seller-lessee retains any form of a repurchase option will result in a financing for both the seller-lessee and buyer-lessor.

7.2.1 Lease renewals – effect on sale accounting (updated January 2019)

Certain leaseback transactions provide the seller-lessee with the right to continue to extend the lease, at a fixed-price rental or at fair value at the date of exercise, for substantially all (e.g., 90% or more) of the underlying asset's remaining economic life. ASC 842-40 does not address whether a lessee's renewal options (e.g., fixed price, fair value at the date of exercise) permitting the seller-lessee to extend the lease for substantially all of the remaining economic life of the underlying asset preclude sale accounting. While ASC 842 and ASC 606 do not specifically address rights to extend the lease and the effect on sale accounting, the Board noted in the Basis for Conclusions (BC 218) of ASU 2016-02 that "a lessee that has an option to extend a lease for all of the remaining economic life of the underlying asset is, economically, in a similar position to a lessee that has an option to purchase the underlying asset."

Given the lack of specific guidance, we believe one acceptable view is that when the renewal price is not fair value, determined at the time the renewal option is exercised, the renewal option would prohibit sale accounting in the same way a purchase option priced at other than the fair value of the underlying asset at the time the option is exercised would preclude sale accounting under ASC 606. However, there may be other reasonable approaches to evaluate whether control is transferred to the buyer under ASC 606 when a renewal option(s) that extends a lease for substantially all of the remaining economic life of the underlying asset is present.

7.2.2 Right of first refusal and first offer – effect on sale accounting

A right of first refusal based on a bona fide offer by a third party ordinarily is not an obligation or an option to repurchase. An agreement that allows the seller-lessee to repurchase the asset in the event no third-party offer is made is an option to repurchase. As a result, care must be taken so that the right of first refusal is predicated on a "real" offer from an unrelated third party with the ability and intention to purchase the asset.

In a related issue, certain sale and leaseback transactions provide that the seller-lessee has the right to make a first offer to buy the property at the end of the lease term. As long as the buyer-lessor is not compelled to accept this offer and the offer amount is not fixed, a right of first offer generally would not preclude sale accounting. If the buyer-lessor is compelled to accept the offer, the right of first offer is effectively a seller-lessee repurchase option, resulting in a failed sale if the two additional criteria for determining whether the transfer of an asset is accounted for as a sale under ASC 842-40-25-3 are not met (i.e., (i) the exercise price of the option is the fair value of the asset at the time the option is exercised, and (ii) there are alternative assets, that are substantially the same as the transferred asset, readily available in the marketplace). If the seller-lessee is compelled to make the offer (under a right of first offer), the right of first offer is effectively a buyer-lessor put. Refer to section 7.3.2, *Put option held by the customer*, of our FRD, *Revenue from contracts with customers (ASC 606)*, for an in-depth discussion of customer-held put options.

7.2.3 Seller-lessee guarantee of the residual value – effect on sale accounting

Excerpt from Accounting Standards Codification

Leases – Sale-Leaseback Transactions

Implementation Guidance and Illustrations

842-40-55-20

The seller-lessee may guarantee to the **lessor** that the residual value will be a stipulated amount at the end of the **lease term**. If the transfer of the asset is a sale in accordance with paragraphs 842-40-25-1 through 25-3, the seller-lessee **residual value guarantee** should be accounted for in the same manner as any other residual value guarantee provided by a **lessee**.

842-40-55-21

The residual value guarantee does not, on its own, preclude accounting for the transaction as a sale and leaseback, but should be considered in evaluating whether control of the asset has transferred to the buyer-lessor in accordance with paragraph 606-10-25-30. For example, a significant residual value guarantee by the seller-lessee may affect an entity's consideration of the transfer of control indicator in paragraph 606-10-25-30(d).

Under ASC 842-40, the existence of the seller-lessee guarantee of the residual value in a sale and leaseback transaction does not automatically preclude the application of sale and leaseback accounting. Such guarantee would impact the evaluation of whether the transfer of an asset is a sale and purchase under ASC 606-10-25-30. If a significant residual value guarantee is provided in a sale and leaseback transaction by the seller-lessee, it would impact the evaluation of whether the buyer-lessor obtains control of the leased asset (e.g., it may indicate that the significant risks and rewards of ownership of the leased asset have not yet transferred to the buyer-lessor). Further, with the significant residual value guarantee, the leaseback may likely be classified as a finance lease (seller-lessee) or a sales-type lease (buyer-lessor) as any residual value guaranteed by the seller-lessee is included in the fair value criteria testing (i.e., the present value of the sum of lease payments and any residual value guaranteed by the lessee equals or exceeds substantially all the fair value of the underlying asset) for lease classification. The classification of the lease as a finance lease (seller-lessee) or a sales-type lease (buyer-lessor) would preclude sales accounting under ASC 842-40-25-2. Refer to section 3.2, *Criteria for lease classification – lessors*, for further detail.

7.3 Transactions in which the transfer of an asset is a sale

Excerpt from Accounting Standards Codification

Leases – Sale and Leaseback Transactions

Recognition

842-40-25-4

If the transfer of the asset is a sale in accordance with paragraphs 842-40-25-1 through 25-3, both of the following apply:

- a. The seller-lessee shall:
 1. Recognize the transaction price for the sale at the point in time the buyer-lessor obtains control of the asset in accordance with paragraph 606-10-25-30 in accordance with the guidance on determining the transaction price in paragraphs 606-10-32-2 through 32-27
 2. Derecognize the carrying amount of the **underlying asset**
 3. Account for the **lease** in accordance with Subtopic 842-20.
- b. The buyer-lessor shall account for the purchase in accordance with other Topics and for the lease in accordance with Subtopic 842-30.

Initial Measurement

842-40-30-1

An entity shall determine whether a sale and leaseback transaction is at **fair value** on the basis of the difference between either of the following, whichever is more readily determinable:

- a. The sale price of the asset and the fair value of the asset
- b. The present value of the **lease payments** and the present value of market rental payments.

842-40-30-2

If the sale and leaseback transaction is not at fair value, the entity shall adjust the sale price of the asset on the same basis the entity used to determine that the transaction was not at fair value in accordance with paragraph 842-40-30-1. The entity shall account for both of the following:

- a. Any increase to the sale price of the asset as a prepayment of rent
- b. Any reduction of the sale price of the asset as additional financing provided by the buyer-lessor to the seller-lessee. The seller-lessee and the buyer-lessor shall account for the additional financing in accordance with other Topics.

842-40-30-3

A sale and leaseback transaction is not off market solely because the sale price or the lease payments include a variable component. In determining whether the sale and leaseback transaction is at fair value, the entity should consider those variable payments it reasonably expects to be entitled to (or to make) on the basis of all of the information (historical, current, and forecast) that is reasonably available to the entity. For a seller-lessee, this would include estimating any variable consideration to which it expects to be entitled in accordance with paragraphs 606-10-32-5 through 32-9.

842-40-30-4

If the transaction is a related party **lease**, an entity shall not make the adjustments required in paragraph 842-40-30-2, but shall provide the required disclosures as discussed in paragraphs 842-20-50-7 and 842-30-50-4.

If the transfer of the asset is a sale, the seller-lessee does each of the following:

- ▶ Recognizes the transaction price for the sale in accordance with the guidance on determining the transaction price in ASC 606-10-32-2 through 32-27 at the point in time that the buyer-lessor obtains control of the asset (refer to section 5, *Determine the transaction price*, of our FRD, *Revenue from contracts with customers (ASC 606)*, for an in-depth discussion of determining the transaction price)
- ▶ Derecognizes the carrying amount of the underlying asset
- ▶ Recognizes any gain or loss, adjusted for off-market terms, immediately (refer to section 7.3.2, *Adjustment for off-market terms – sale and leaseback transactions*)

A buyer-lessor accounts for the purchase of the asset in accordance with ASC 360.

7.3.1 Accounting for the leaseback

When a sale occurs, both the seller-lessee and the buyer-lessor account for the leaseback in the same manner as any other lease (i.e., in accordance with the lessee and lessor guidance, respectively), with adjustments for any off-market terms.

7.3.2 Adjustment for off-market terms – sale and leaseback transactions

A sale transaction and the ensuing lease are generally interdependent and negotiated as a package. Consequently, some transactions could be structured with a negotiated sale price that is above or below the asset's fair value and with lease payments for the ensuing lease that are above or below the then-current market rates. These off-market terms could distort the gain or loss on the sale and the recognition of lease expense and lease income for the lease. To make sure that the gain or loss on the sale and the lease-related assets and liabilities associated with such transactions are not understated or overstated, ASC 842-40 requires adjustments for any off-market terms of sale and leaseback transactions, except for sale and leaseback transactions among related parties (refer to section 7.3.2.2, *Related party sale and leaseback transactions*).

The off-market adjustments are based on the difference between (1) the sale price of the asset and its fair value or (2) the present value of the lease payments and the present value of market rental payments, whichever is more readily determinable. The FASB indicated in the Basis for Conclusions (BC 364) of ASU 2016-02 that entities are expected to maximize the use of observable prices and information when determining which measure is the most appropriate to use.

When the sale price is less than the underlying asset's fair value or the present value of the lease payments is less than the present value of market rental payments, a seller-lessee recognizes the difference as an increase to the sales price and the initial measurement of the right-of-use asset as a lease prepayment. When the sale price is greater than the underlying asset's fair value or the present value of the lease payments is greater than the present value of market rental payments, a seller-lessee recognizes the difference as a reduction to the sales price and an additional financing received from the buyer-lessor separately from the lease liability. The seller-lessee accounts for the additional financing in accordance with other US GAAP.

Buyer-lessors are also required to adjust the purchase price of the underlying asset for any off-market terms. Such adjustments are recognized as lease prepayments made by the seller-lessee or as additional financing provided to the seller-lessee. The buyer-lessor accounts for any additional financing in accordance with other US GAAP.

7.3.2.1 Variable lease payments – assessment of off-market terms in sale and leaseback transactions

The terms of a sale and leaseback transaction are not off market solely because the sale price or the lease payments include a variable component. In determining whether the sale and leaseback transaction is at fair value, an entity should consider variable payments it reasonably expects to be entitled to (or to make) on the basis of all of the information (i.e., historical, current and forecasted) that is reasonably available. For a seller-lessee, this includes estimating any variable consideration it expects to be entitled to in accordance with ASC 606-10-32-5 through 32-9. Refer to section 5.2, *Variable consideration*, of our FRD, *Revenue from contracts with customers (ASC 606)*, for an in-depth discussion of estimating variable consideration.

7.3.2.2 Related party sale and leaseback transactions

Adjustments are not made to reflect either the fair value of the purchase and sale or the current market rates for a lease in sale and leaseback transactions among related parties. Refer to section 9.1, *Related party leasing transactions*.

7.3.3 Example – sale and leaseback transaction

ASC 842-40 provides the following example of the accounting for a sale and leaseback transaction.

Excerpt from Accounting Standards Codification

Leases – Sale and Leaseback Transactions

Implementation Guidance and Illustrations

Example 1 – Sale and Leaseback Transaction

842-40-55-23

An entity (Seller) sells a piece of land to an unrelated entity (Buyer) for cash of \$2 million. Immediately before the transaction, the land has a carrying amount of \$1 million. At the same time, Seller enters into a contract with Buyer for the right to use the land for 10 years (the leaseback), with annual payments of \$120,000 payable in arrears. This Example ignores any initial direct costs associated with the transaction. The terms and conditions of the transaction are such that Buyer obtains substantially all the remaining benefits of the land on the basis of the combination of the cash flows it will receive from Seller during the leaseback and the benefits that will be derived from the land at the end of the lease term. In determining that a sale occurs at commencement of the leaseback, Seller considers that, at that date, all of the following apply:

- a. Seller has a present right to payment of the sales price of \$2 million.
- b. Buyer obtains legal title to the land.
- c. Buyer has the significant risks and rewards of ownership of the land because, for example, Buyer has the ability to sell the land if the property value increases and also must absorb any losses, realized or unrealized, if the property value declines.

842-40-55-24

The observable fair value of the land at the date of sale is \$1.4 million. Because the fair value of the land is observable, both Seller and Buyer utilize that benchmark in evaluating whether the sale is at market term. Because the sale is not at fair value (that is, the sales price is significantly in excess of the fair value of the land), both Seller and Buyer adjust for the off-market terms in accounting for the transaction. Seller recognizes a gain of \$400,000 (\$1.4 million – \$1 million) on the sale of the land. The amount of the excess sale price of \$600,000 (\$2 million – \$1.4 million) is recognized as additional financing from Buyer to Seller (that is, Seller is receiving the additional benefit of financing from Buyer). Seller's incremental borrowing rate is 6 percent. The leaseback is classified as an operating lease.

842-40-55-25

At the commencement date, Seller derecognizes the land with a carrying amount of \$1 million. Seller recognizes the cash received of \$2 million, a financial liability for the additional financing obtained from Buyer of \$600,000, and a gain on sale of the land of \$400,000. Seller also recognizes a lease liability for the leaseback at the present value of the portion of the 10 contractual leaseback payments attributable to the lease of \$38,479 (\$120,000 contractual lease payment – \$81,521 of that lease payment that is attributable to the additional Buyer financing), discounted at the rate of 6 percent, which is \$283,210, and a corresponding right-of-use asset of \$283,210. The amount of \$81,521 is the amount of each \$120,000 annual payment that must be attributed to repayment of the principal of the financial liability for that financial liability to reduce to zero by the end of the lease term.

842-40-55-26

After initial recognition and measurement, at each period of the lease term, Seller will do both of the following:

- a. Decrease the financing obligation for the amount of each lease payment allocated to that obligation (that is, \$81,521) and increase the carrying amount of the obligation for interest accrued using Seller's incremental borrowing rate of 6 percent. For example, at the end of Year 1, the balance of the financial obligation is \$554,479 (\$600,000 – \$81,521 + \$36,000).
- b. Recognize the interest expense on the financing obligation (for example, \$36,000 in Year 1) and \$38,479 in operating lease expense.

842-40-55-27

At the end of the lease term, the financing obligation and the lease liability equal \$0.

842-40-55-28

Also, at the commencement date, Buyer recognizes the land at a cost of \$1.4 million and a financial asset for the additional financing provided to Seller of \$600,000. Because the lease is an operating lease, at the date of sale Buyer does not do any accounting for the lease.

842-40-55-29

In accounting for the additional financing to Seller, Buyer uses 6 percent as the applicable discount rate, which it determined in accordance with paragraphs 835-30-25-12 through 25-13. Therefore, Buyer will allocate \$81,521 of each lease payment to Buyer's financial asset and allocate the remaining \$38,479 to lease income. After initial recognition and measurement at each period of the lease term, Buyer will do both of the following:

- a. Decrease the financial asset for the amount of each lease payment received that is allocated to that obligation (that is, \$81,521) and increase the carrying amount of the obligation for interest accrued on the financial asset using Seller's incremental borrowing rate of 6 percent. Consistent with Seller's accounting, at the end of Year 1, the carrying amount of the financial asset is \$554,479 (\$600,000 – \$81,521 + \$36,000).
- b. Recognize the interest income on the financing obligation (for example, \$33,269 in Year 2) and \$38,479 in operating lease income.

842-40-55-30

At the end of the lease term, the carrying amount of the financial asset is \$0, and Buyer continues to recognize the land.

7.4 Transactions in which the transfer of an asset is not a sale

Excerpt from Accounting Standards Codification

Leases – Sale and Leaseback Transactions

Recognition

842-40-25-5

If the transfer of the asset is not a sale in accordance with paragraphs 842-40-25-1 through 25-3, both of the following apply:

- a. The seller-lessee shall not derecognize the transferred asset and shall account for any amounts received as a financial liability in accordance with other Topics.
- b. The buyer-lessor shall not recognize the transferred asset and shall account for the amounts paid as a receivable in accordance with other Topics.

Initial Measurement

842-40-30-6

The guidance in paragraph 842-40-25-5 notwithstanding, the seller-lessee shall adjust the interest rate on its financial liability as necessary to ensure that both of the following apply:

- a. Interest on the financial liability is not greater than the payments on the financial liability over the shorter of the **lease term** and the term of the financing. The term of the financing may be shorter than the lease term because the transfer of an asset that does not qualify as a sale initially may qualify as a sale at a point in time before the end of the lease term.
- b. The carrying amount of the asset does not exceed the carrying amount of the financial liability at the earlier of the end of the lease term or the date at which control of the asset will transfer to the buyer-lessor (for example, the date at which a repurchase option expires if that date is earlier than the end of the lease term).

If the transfer of an asset is not a sale, the seller-lessee and the buyer-lessor account for the transaction as a financing. The seller-lessee keeps the asset subject to the sale and leaseback transaction on its balance sheet and accounts for amounts received as a financial liability in accordance with other US GAAP. The seller-lessee decreases the financial liability by lease payments made, less the portion considered interest expense.

The seller-lessee adjusts the interest rate on its financial liability as necessary to make sure that both:

- ▶ Interest on the financial liability is not greater than the payments on the financial liability over the shorter of the lease term or the term of the financing (i.e., there should be no negative amortization of the liability)
- ▶ The carrying amount of the asset does not exceed the carrying amount of the financial liability at the earlier of the end of the lease term or the date at which control of the asset will transfer to the buyer-lessor (i.e., there should be no built-in loss)

If the transfer of the asset is not a sale, the buyer-lessor does not recognize the transferred asset and instead accounts for the amounts paid as a loan receivable in accordance with other US GAAP.

If a sale and leaseback transaction that is accounted for as a financing subsequently qualifies for sales recognition under ASC 606 and ASC 842-40 (e.g., expiration of the repurchase option), the transaction would, at that time, be accounted for using sale and leaseback accounting by both the seller-lessee and the buyer-lessor. The seller-lessee would derecognize the carrying amounts of the financial liability and

the underlying assets and recognize the difference between the carrying amounts of the financial liability and the underlying assets as gain or loss. The buyer-lessor would recognize the purchase of the underlying asset by derecognizing the carrying amount of its loan receivable and recognizing the transferred asset at that same amount. In addition, the leaseback would be classified and accounted for as any new leases as of the commencement date of the leaseback, which is the date of the transaction qualifies for sale recognition under ASC 842, and the lease has commenced. The above discussion presumes there have been no additional changes in terms or conditions at the time of sale. Any such changes would affect the accounting at that time.

7.4.1 Impairment of assets subject to a sale-leaseback

An entity enters into a sale and leaseback transaction as the seller-lessee that does not qualify as a sale under ASC 842 is treated as a financing of the existing asset, which is not removed from the entity's balance sheet. A question arises as to whether any excess of carrying amount over fair market value at the date of the sale should be recognized as a loss.

It is our view that an asset that does not qualify for sale and leaseback accounting would continue to be subject to impairment under ASC 360 as a held for use asset. An excess of carrying value over fair market value at the date of sale would indicate that the recoverability of the carrying amount of an asset should be assessed under the guidelines of ASC 360. See our FRD, *Impairment or disposal of long-lived assets*, for further information on applying the provisions of ASC 360.

7.4.2 Example – failed sale and leaseback transaction

ASC 842-40 provides the following example of the accounting for a failed sale and leaseback transaction.

Excerpt from Accounting Standards Codification

Leases – Sale and Leaseback Transactions

Implementation Guidance and Illustrations

Example 2 – Accounting for Failed Sale and Leaseback Transaction

842-40-55-31

An entity (Seller) sells an asset to an unrelated entity (Buyer) for cash of \$2 million. Immediately before the transaction, the asset has a carrying amount of \$1.8 million and has a remaining useful life of 21 years. At the same time, Seller enters into a contract with Buyer for the right to use the asset for 8 years with annual payments of \$200,000 payable at the end of each year and no renewal options. Seller's incremental borrowing rate at the date of the transaction is 4 percent. The contract includes an option to repurchase the asset at the end of Year 5 for \$800,000.

842-40-55-32

The exercise price of the repurchase option is fixed and, therefore, is not the fair value of the asset on the exercise date of the option. Consequently, the repurchase option precludes accounting for the transfer of the asset as a sale. Absent the repurchase option, there are no other factors that would preclude accounting for the transfer of the asset as a sale.

842-40-55-33

Therefore, at the commencement date, Seller accounts for the proceeds of \$2 million as a financial liability and continues to account for the asset. Buyer accounts for the payment of \$2 million as a financial asset and does not recognize the transferred asset. Seller accounts for its financing obligation, and Buyer accounts for its financial asset in accordance with other Topics, except that, in accordance with paragraph 842-40-30-6, Seller imputes an interest rate (4.23 percent) to ensure that interest on the financial liability is not greater than the payments on the financial liability over the shorter of the lease term and the term of the financing and that the carrying amount of the asset will not exceed the

financial liability at the point in time the repurchase option expires (that is, at the point in time Buyer will obtain control of the asset in accordance with the guidance on satisfying performance obligations in Topic 606). Paragraph 842-40-30-6 does not apply to the buyer-lessor; therefore, Buyer recognizes interest income on its financial asset on the basis of the imputed interest rate determined in accordance with paragraphs 835-30-25-12 through 25-13, which in this case Buyer determines to be 4 percent.

842-40-55-34

During Year 1, Seller recognizes interest expense of \$84,600 ($4.23\% \times \2 million) and recognizes the payment of \$200,000 as a reduction of the financial liability. Seller also recognizes depreciation expense of \$85,714 ($\1.8 million \div 21 years). Buyer recognizes interest income of \$80,000 ($4\% \times \2 million) and recognizes the payment of \$200,000 as a reduction of its financial asset.

842-40-55-35

At the end of Year 1, the carrying amount of Seller's financial liability is \$1,884,600 ($\2 million + \$84,600 – \$200,000), and the carrying amount of the underlying asset is \$1,714,286 ($\1.8 million – \$85,714). The carrying amount of Buyer's financial asset is \$1,880,000 ($\2 million + \$80,000 – \$200,000).

842-40-55-36

At the end of Year 5, the option to repurchase the asset expires, unexercised by Seller. The repurchase option was the only feature of the arrangement that precluded accounting for the transfer of the asset as a sale. Therefore, upon expiration of the repurchase option, Seller recognizes the sale of the asset by derecognizing the carrying amount of the financial liability of \$1,372,077, derecognizing the carrying amount of the underlying asset of \$1,371,429, and recognizing a gain of \$648. Buyer recognizes the purchase of the asset by derecognizing the carrying amount of its financial asset of \$1,350,041 and recognizes the transferred asset at that same amount. The date of sale also is the commencement date of the leaseback for accounting purposes. The lease term is 3 years (8 year contractual leaseback term – 5 years already passed at the commencement date). Therefore, Seller recognizes a lease liability at the present value of the 3 remaining contractual leaseback payments of \$200,000, discounted at Seller's incremental borrowing rate at the contractually stated commencement date of 4 percent, which is \$555,018, and a corresponding right-of-use asset of \$555,018. Seller uses the incremental borrowing rate as of the contractual commencement date because that rate more closely reflects the interest rate that would have been considered by Buyer in pricing the lease.

842-40-55-37

The lease is classified as an operating lease by both Seller and Buyer. Consequently, in Year 6 and each year thereafter, Seller recognizes a single lease cost of \$200,000, while Buyer recognizes lease income of \$200,000 and depreciation expense of \$84,378 on the underlying asset ($\$1,350,041 \div 16$ years remaining useful life).

842-40-55-38

At the end of Year 6 and at each reporting date thereafter, Seller calculates the lease liability at the present value of the remaining lease payments of \$200,000, discounted at Seller's incremental borrowing rate of 4 percent. Because Seller does not incur any initial direct costs and there are no prepaid or accrued lease payments, Seller measures the right-of-use asset at an amount equal to the lease liability at each reporting date for the remainder of the lease term.

7.5 Other transactions subject to sale and leaseback accounting

Sale and leaseback accounting guidance also may be applicable to transactions that are structured other than as a typical sale and leaseback. Entities may structure transactions differently from a typical sale and leaseback to achieve certain tax treatments, for financing or for other reasons. Examples of these transactions are contribution-leaseback, spin-off-leaseback and exchange-leaseback.

Contribution-leaseback

Under a contribution-leaseback arrangement, an entity contributes (i.e., transfers) an asset to another entity in exchange for a noncontrolling interest in that entity. Concurrent with the contribution of the asset, the contributor/transferor enters into an arrangement to lease back the contributed asset. We believe that a contribution-leaseback transaction represents a partial sale and leaseback that should be accounted for in accordance with the provisions for sale and leaseback transactions under ASC 842-40. As discussed in section 7.1.2, *Partial sale and leaseback*, partial sale transactions do not automatically preclude the use of sale and leaseback accounting. The contribution-leaseback transactions should be accounted for in accordance with the provisions for sale and leaseback transactions under ASC 842-40. However, if the entity contributes (i.e., transfers) an asset to another entity in exchange for a controlling interest in that entity, the investee/transferee would be consolidated by the contributor/transferor. Therefore, the contribution-leaseback transaction would not be subject to the lease accounting under ASC 842.

Spin-off-leaseback

Under a spin-off-leaseback arrangement, an entity distributes the stock of a subsidiary that owns an underlying asset (the underlying asset may or may not also be leased by other entities in the consolidated group) to the shareholders of the parent entity. Concurrent with the spin-off, the parent entity enters into an arrangement to lease back all or a portion of the underlying asset that were spun off. We also believe that a spin-off-leaseback transaction should be accounted for in accordance with the provisions for sale and leaseback transactions under ASC 842-40.

Exchange-leaseback

Under an exchange-leaseback arrangement, an entity (seller-lessee) typically exchanges an underlying asset with another entity (buyer-lessor) in a nonmonetary exchange and leases the underlying asset back from the buyer-lessor. Similar to contribution and spin-off leaseback transactions, we believe that exchange-leaseback transactions should also be accounted for in accordance with the provisions for sale and leaseback transactions under ASC 842-40.

7.6 Sale and leasebacks by entities with regulated operations

Excerpt from Accounting Standards Codification

Regulated Operations – Leases

Overview and Background

980-842-05-1

This Subtopic provides guidance on accounting for leases for entities with regulated operations.

Recognition

980-842-25-1

Accounting for sale and leaseback transactions in accordance with the guidance in Subtopic 842-40 may result in a difference between the timing of income and expense recognition required by that Subtopic and the timing of income and expense recognition for rate-making purposes.

980-842-25-2

That difference shall be accounted for as follows:

- a. If the difference in timing of income and expense recognition constitutes all or a part of a **phase-in plan**, it shall be accounted for in accordance with Subtopic 980-340.
- b. Otherwise, the timing of income and expense recognition related to the sale and leaseback transaction shall be modified as necessary to conform to the Regulated Operations Topic. That modification required for a transaction that is accounted for as a financing is further described in the following paragraph and paragraphs 980-840-35-1 through 35-2.

980-842-25-3

The difference between the amount of income or expense recognized for a transaction that is not part of a phase-in plan and that is accounted for as a financing under Subtopic 842-40 and the amount of income or expense included in allowable cost for rate-making purposes shall be capitalized or accrued as a separate regulatory-created asset or liability, as appropriate, if that difference meets the criteria of the Regulated Operations Topic.

Subsequent Measurement**980-842-35-1**

If the sale and leaseback transaction is accounted for as a financing and the sale is recognized for rate-making purposes, the total of interest imputed under the interest method for the financing and the depreciation of the underlying asset shall be modified to equal the total lease expense and the gain or loss allowable for rate-making purposes.

The provisions of ASC 842-40 apply to sale and leaseback transactions of an entity with regulated operations subject to ASC 980, *Regulated Operations*. Sale and leaseback accounting under ASC 842-40 may result in a difference between the timing of income and expense recognition for accounting purposes and the timing of income and expense recognition for rate-making purposes.

7.7 Lessee involvement in asset construction ('build-to-suit' transactions)

Excerpt from Accounting Standards Codification

Leases – Sale and Leaseback Transactions

Implementation Guidance and Illustrations

842-40-55-3

An entity may negotiate a **lease** before the **underlying asset** is available for use by the **lessee**. For some leases, the underlying asset may need to be constructed or redesigned for use by the lessee. Depending on the terms and conditions of the **contract**, a lessee may be required to make payments relating to the construction or design of the asset.

842-40-55-4

If a lessee incurs costs relating to the construction or design of an underlying asset before the **commencement date**, the lessee should account for those costs in accordance with other Topics, for example, Topic 330 on inventory or Topic 360 on property, plant, and equipment. Costs relating to the construction or design of an underlying asset do not include payments made by the lessee for the right to use the underlying asset. Payments for the right to use the underlying asset are **lease payments**, regardless of the timing of those payments or the form of those payments (for example, a lessee might contribute construction materials for the asset under construction).

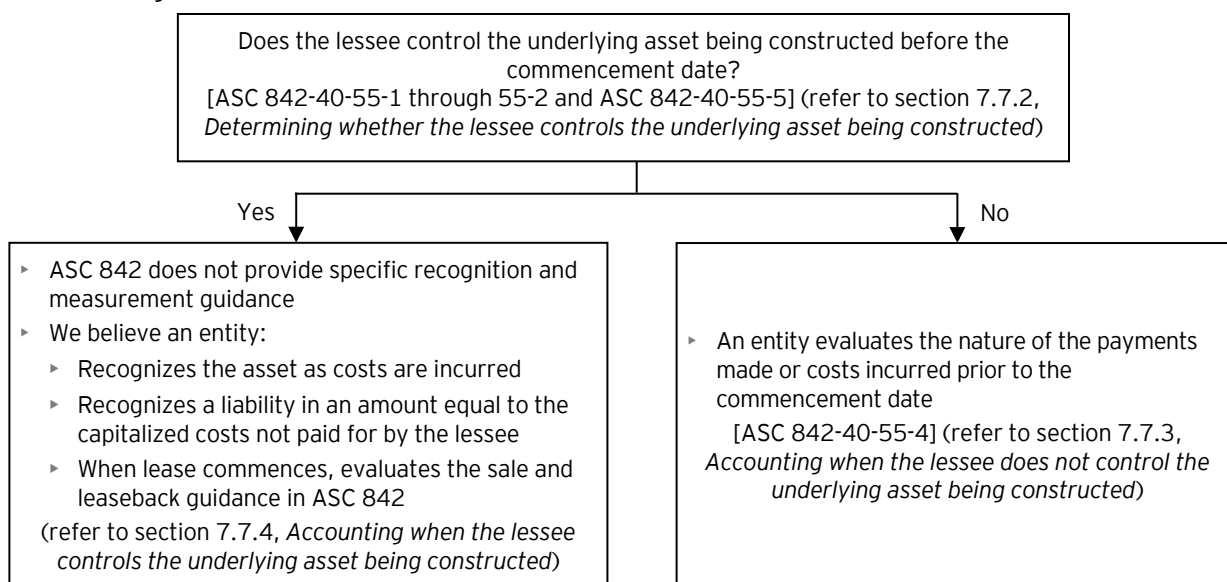
842-40-55-5

If the lessee controls the underlying asset being constructed before the commencement date, the transaction is accounted for in accordance with this Subtopic. Any one (or more) of the following would demonstrate that the lessee controls an underlying asset that is under construction before the commencement date:

- a. The lessee has the right to obtain the partially constructed underlying asset at any point during the construction period (for example, by making a payment to the **lessor**).
- b. The lessor has an enforceable right to payment for its performance to date, and the asset does not have an alternative use (see paragraph 842-10-55-7) to the owner-lessor. In evaluating whether the asset has an alternative use to the owner-lessor, an entity should consider the characteristics of the asset that will ultimately be leased.
- c. The lessee legally owns either:
 1. Both the land and the property improvements (for example, a building) that are under construction
 2. The non-real-estate asset (for example, a ship or an airplane) that is under construction.
- d. The lessee controls the land that property improvements will be constructed upon (this includes where the lessee enters into a transaction to transfer the land to the lessor, but the transfer does not qualify as a sale in accordance with paragraphs 842-40-25-1 through 25-3) and does not enter into a lease of the land before the beginning of construction that, together with renewal options, permits the lessor or another unrelated third party to lease the land for substantially all of the economic life of the property improvements.
- e. The lessee is leasing the land that property improvements will be constructed upon, the term of which, together with lessee renewal options, is for substantially all of the economic life of the property improvements, and does not enter into a **sublease** of the land before the beginning of construction that, together with renewal options, permits the lessor or another unrelated third party to sublease the land for substantially all of the economic life of the property improvements.

The list of circumstances above in which a lessee controls an underlying asset that is under construction before the commencement date is not all inclusive. There may be other circumstances that individually or in combination demonstrate that a lessee controls an underlying asset that is under construction before the commencement date.

The following flowchart summarizes how lessees evaluate and account for a build-to-suit transaction.



ASC 842's guidance on lessee involvement in asset construction focuses on whether the lessee controls the asset being constructed. In build-to-suit lease transactions, various forms of lessee involvement during the construction period raise questions about whether the lessee has control of the underlying asset being constructed. In some asset construction arrangements, the prospective lessee participates in the asset construction process. For example, a prospective lessee may act as a construction agent, general contractor or as principal for the owner-lessor during the asset construction period.

ASC 842-40-55-5 states that when a lessee controls the underlying asset being constructed before the commencement date of the lease, it accounts for the transaction using the sale and leaseback guidance in ASC 842-40. Questions arise about whether a lessor would apply the build-to-suit guidance in ASC 842. In response to a technical inquiry, the FASB staff said the lessor (in addition to the lessee) would apply the build-to-suit guidance to determine whether the lessee has control of an underlying asset being constructed. When a lessee controls the underlying asset, the lessor will account for its costs to construct the asset as a loan to the lessee to construct the lessee's asset. At the end of the construction period, the lessor would apply the sale and leaseback guidance (refer to section 7.2, *Determining whether the transfer of an asset is a sale*) to determine whether it has purchased the asset.

Lessee involvement in projects where a long-lived asset is constructed may result in a sale and leaseback transaction subject to the provisions of ASC 842-40. There is no requirement that the prospective lessee entity serve as a construction agent, general contractor or principal for the owner-lessor in the project for sale and leaseback accounting to be applicable. In addition, the provisions that result in a lessee controlling the underlying asset being constructed before commencement date of a lease, and thus subject to the sale and leaseback provisions of ASC 842-40, are applicable to all assets that are within the scope of ASC 842, for example, the construction of a vessel whereby the lessee has control of the asset being constructed.

7.7.1 Lessee indemnification of environmental contamination

Excerpt from Accounting Standards Codification

Leases – Sale-Leaseback Transactions

Implementation Guidance and Illustrations

842-40-55-7

A provision that requires **lessee** indemnifications for preexisting environmental contamination does not, on its own, mean that the lessee controlled the **underlying asset** before the **lease** commenced regardless of the likelihood of loss resulting from the indemnity. Consequently, the presence of such a provision does not mean the transaction is in the scope of this Subtopic.

A provision that requires lessee indemnifications for preexisting environmental contamination during its use of the underlying asset over the term of the lease would not, on its own, result in the lessee obtaining control over the underlying asset during the construction period regardless of the likelihood of loss resulting from the indemnity. Refer to section 3.4.8, *Lessee indemnifications for environmental contamination*, for a discussion of the accounting for indemnifications of preexisting environmental contamination in a lease.

7.7.2 Determining whether the lessee controls the underlying asset being constructed

The FASB indicated in the Basis for Conclusions (BC 400(b)) of ASU 2016-02 that the evaluation on whether a lessee controls the underlying asset being constructed is similar to the evaluation undertaken in the revenue recognition guidance in accordance with ASC 606-10-25-27 to determine whether a performance obligation is satisfied over time. In some cases, it is clear that the lessee controls the underlying asset being constructed (e.g., when the lessee legally owns the asset during the construction period and has the right to direct its use and obtain substantively all of its economic benefit). In other cases,

it is clear the lessee does not control the underlying asset being constructed (e.g., when the lessee has little or no substantive involvement during construction). However, in many cases, judgment will be required to determine whether the lessee's involvement, in substance, gives it control of the underlying asset.

ASC 842-40 includes the following examples of circumstances that individually (or in the aggregate) demonstrate that the lessee controls an underlying asset that is under construction before the commencement date of a lease:

- ▶ The lessee has the right to obtain the partially constructed underlying asset at any point during the construction period (e.g., by making a payment to the lessor). This right may be in the form of an option or obligation to purchase the asset from the lessor. ASC 842 does not provide additional guidance to demonstrate how to evaluate the term "any" in this example. Our view is that the reference to "any" in this example means the right to obtain the partially constructed underlying assets would need to exist at any single point in time and would not have to exist throughout the construction period. Also, if the right to obtain the partially constructed underlying assets is contingent upon an event within the lessee's control (e.g., a default provision, a call option), then the lessee would have such right at any point in time.
- ▶ The lessor has an enforceable right to payment for its performance to date, and the asset does not have an alternative use to the owner-lessor. In evaluating whether the asset has an alternative use to the owner-lessor, an entity should consider the characteristics of the asset that will ultimately be leased.
- ▶ The lessee legally owns either: 1) both the land and the property improvements (e.g., a building), or 2) the non-real estate asset (e.g., a ship or an airplane) that is under construction.
- ▶ The lessee controls the land that property improvements will be constructed upon (this includes where the lessee enters into a transaction to transfer the land to the lessor, but the transfer does not qualify as a sale in accordance with ASC 842-40-25-1 through 25-3) and does not enter into a lease of the land before the beginning of construction that, together with renewal options, permits the lessor or another unrelated third party to lease the land for substantially all of the economic life of the property improvements. The lessee may control the land via legal ownership or, if it has transferred the land, in a transaction that does not qualify as a sale in accordance with ASC 842 (refer to section 7.4, *Transactions in which the transfer of an asset is not a sale*).
- ▶ The lessee is leasing the land that the property improvements will be constructed upon, the term of which, together with lessee renewal options, is for substantially all of the economic life of the property improvements, and does not enter into a sublease of the land before the beginning of construction that, together with renewal options, permits the lessor or another unrelated party to sublease the land for substantially all of the economic life of the property improvements.

Judgment will be required to determine whether a lessee controls an asset under construction because this list is not all inclusive. For example, we believe that a lessee also controls an asset that is under construction if it funds substantially all of the costs of the materials needed for the construction project.

ASC 842-40 provides the following examples of how to determine whether a lessee controls an underlying asset that is under construction.

Excerpt from Accounting Standards Codification

Leases – Sale and Leaseback Transactions

Implementation Guidance and Illustrations

Example 3 – Lessee Control over an Asset under Construction

842-40-55-40

Lessee and Lessor enter into a contract whereby Lessor will construct (whether itself or using subcontractors) a building to Lessee's specifications and lease that building to Lessee for a period of 20 years once construction is completed for an annual lease payment of \$1,000,000, increasing by 5 percent per year, plus a percentage of any overruns above the budgeted cost to construct the building. The building is expected to have an economic life of 50 years once it is constructed. Lessee does not legally own the building and does not have a right under the contract to obtain the building while it is under construction (for example, a right to purchase the construction in process from Lessor). In addition, while the building is being developed to Lessee's specifications, those specifications are not so specialized that the asset does not have an alternative use to Lessor.

Case A – Lessee Does Not Control the Asset under Construction

842-40-55-41

Assume Lessee controls (that is, Lessee is the owner for accounting purposes) the land upon which the building will be constructed and, as part of the contract, Lessee agrees to lease the underlying land to Lessor for an initial period of 25 years. Lessor also is granted a series of six 5-year renewal options for the land lease.

842-40-55-42

None of the circumstances in paragraph 842-40-55-5 exist. Even though Lessee owns the land (whether legally or for accounting purposes only) upon which the building will be constructed, Lessor legally owns the property improvements and has rights to use the underlying land for at least substantially all of the economic life of the building. Lessee does not own the building and does not have a right under the contract to obtain the building (for example, a right to purchase the building from Lessor). In addition, the building has an alternative use to Lessor. Therefore, Lessee does not control the building under construction. Consequently, the arrangement is not within the scope of this Subtopic. Lessee and Lessor will account for the lease of the building in accordance with Subtopics 842-20 and 842-30, respectively. If Lessee incurs costs related to the construction or design of the building (for example, architectural services in developing the specifications of the building), it will account for those costs as lease payments unless the costs are for goods or services provided to Lessee, in which case Lessee will account for those costs in accordance with other Topics.

Case B – Lessee Controls the Asset under Construction

842-40-55-43

Assume Lessee leases, rather than owns, the land upon which the building will be constructed. Lessee has a 20-year lease of the underlying land and five 10-year renewal options. Therefore, Lessee's lease of the underlying land, together with the renewal options, is for at least substantially all of the economic life of the building under construction. Lessee enters into a sublease with Lessor for the right to use the underlying land for 20 years that commences upon completion of the building. The sublease has a single 10-year renewal option available to Lessor.

842-40-55-44

Lessee controls the building during the construction period and, therefore, the arrangement is within the scope of this Subtopic. Lessee and Lessor will apply the guidance in this Subtopic to determine whether this arrangement qualifies as a sale and a leaseback or whether this arrangement is, instead, a financing arrangement. Lessee controls the building during the construction period because, in accordance with paragraph 842-40-55-5(e), Lessee controls the use of the land upon which the building will be constructed for a period that is at least substantially all of the economic life of the building and the sublease entered into with Lessor does not both (a) grant Lessor the right to use the land before the beginning of construction and (b) permit Lessor to use the land for substantially all the economic life of the building (that is, the sublease, including Lessor renewal options, only is for 30 years as compared with the 50-year economic life of the building).

7.7.3 **Accounting when the lessee does not control the underlying asset being constructed**

If the lessee does not control the underlying asset being constructed, any payments made (or other consideration provided) for the right to use the underlying asset are lease payments, regardless of the timing or form of those payments (e.g., the lessee could provide some of the raw materials for use in construction). Lease payments made prior to lease commencement are recognized as a prepaid asset and evaluated in the lease classification test. Costs incurred by the lessee that relate specifically to construction or design of an asset that are not payments for the use of an asset to be leased are recognized in accordance with other US GAAP (e.g., ASC 330, *Inventory*, ASC 360) depending on the facts and circumstances. For example, those costs may be accounted for as nonmonetary prepaid lease, leasehold improvement or sales of a good (e.g., inventory or property, plant and equipment).

7.7.4 **Accounting when the lessee controls the underlying asset being constructed**

ASC 842 does not provide specific recognition and measurement guidance for a lessee that controls an asset being constructed. In that case, we believe that the asset is recognized during the construction period as costs are incurred to construct the asset. A liability also should be recognized in an amount equal to the capitalized costs that are not paid for by the lessee (e.g., paid for by the lessor). If the lessee controls the asset during the construction period, a sale and leaseback of the asset occurs at the commencement date of the lease (generally at the completion of construction). The sale and leaseback guidance in ASC 842 is evaluated to determine whether the underlying asset is derecognized. If the application of the sale and leaseback guidance results in a failed sale, the asset remains on the lessee's balance sheet, and the liability is subsequently accounted for as a financing obligation (refer to section 7.4.2, *Example – failed sale and leaseback transaction*).

7.8 **Disclosure**

Excerpt from Accounting Standards Codification

Leases – Sale and Leaseback Transactions

Disclosure

842-40-50-1

If a seller-lessee or a buyer-lessor enters into a sale and leaseback transaction that is accounted for in accordance with paragraphs 842-40-25-4 and 842-40-30-1 through 30-3, it shall provide the disclosures required in paragraphs 842-20-50-1 through 50-9 for a seller-lessee or paragraphs 842-30-50-1 through 50-13 for a buyer-lessor.

842-40-50-2

In addition to the disclosures required by paragraphs 842-20-50-1 through 50-9, a seller-lessee that enters into a sale and leaseback transaction shall disclose both of the following:

- a. The main terms and conditions of that transaction
- b. Any gains or losses arising from the transaction separately from gains or losses on disposal of other assets.

A seller-lessee that enters into a sale and leaseback transaction in which the transfer of the asset is a sale is required to provide disclosures applicable to lessees (refer to section 4.10, *Disclosure*). Similarly, a buyer-lessor that enters into a sale and leaseback transaction in which the transfer of the asset is a purchase is required to provide disclosures applicable to lessors (refer to section 5.9, *Disclosure*).

A seller-lessee in a sale and leaseback transaction is also required to disclose:

- ▶ The main terms and conditions of the transaction
- ▶ Any gains or losses arising from the transaction separately from gains or losses on the disposal of other assets

ASC 842 does not include specific disclosure requirements for transactions that are accounted for as financings. We believe that entities would apply other US GAAP (e.g., ASC 820) to make the appropriate disclosures.

7.9**Transfer of tax benefits****Excerpt from Accounting Standards Codification***Leases – Sale-Leaseback Transactions**Implementation Guidance and Illustrations***842-40-55-11**

A U.S. entity purchases an asset and enters into a **contract** with a foreign investor that provides that foreign investor with an ownership right in, but not necessarily title to, the asset. That ownership right enables the foreign investor to claim certain benefits of ownership of the asset for tax purposes in the foreign tax jurisdiction.

842-40-55-12

The U.S. entity also enters into a contract in the form of a leaseback for the ownership right with the foreign investor. The contract contains a purchase option for the U.S. entity to acquire the foreign investor's ownership right in the asset at the end of the **lease term**.

842-40-55-13

The foreign investor pays the U.S. entity an amount of cash on the basis of an appraised value of the asset. The U.S. entity immediately transfers a portion of that cash to a third party, and that third party assumes the U.S. entity's obligation to make the future **lease payments**, including the purchase option payment. The cash retained by the U.S. entity is consideration for the tax benefits to be obtained by the foreign investor in the foreign tax jurisdiction. The U.S. entity may agree to indemnify the foreign investor against certain future events that would reduce the availability of tax benefits to the foreign investor. The U.S. entity also may agree to indemnify the third-party trustee against certain future events.

842-40-55-14

The result of the transaction is that both the U.S. entity and the foreign investor have a tax basis in the same depreciable asset.

842-40-55-15

An entity should determine whether the transfer of the ownership right is a sale based on the guidance in paragraphs 842-40-25-1 through 25-3. Consistent with paragraphs 842-40-25-2 through 25-3, if the leaseback for the ownership right is a **finance lease** or if the U.S. entity has an option to repurchase the ownership right at any exercise price other than the **fair value** of that right on the exercise date, there is no sale. If the transfer of the ownership right is not a sale, consistent with the guidance in paragraph 842-40-25-5, the entity should account for the cash received from the foreign investor as a financial liability in accordance with other Topics

842-40-55-16

If the transfer of the ownership right is a sale, income recognition for the cash received should be determined on the basis of individual facts and circumstances. Immediate income recognition is not appropriate if there is more than a remote possibility of loss of the cash consideration received because of indemnification or other contingencies.

842-40-55-17

The total consideration received by the U.S. entity is compensation for both the tax benefits and the indemnification of the foreign investor or other third-party trustee. The recognition of a liability for the indemnification agreement at inception in accordance with the guidance in Topic 460 on guarantees would reduce the amount of income related to the tax benefits that the seller-lessee would recognize immediately when the possibility of loss is remote.

Periodically, an entity enters into transactions that are, in substance, transfers of tax benefits through tax leases. These transactions are commonly referred to as “double-dip” transactions as their objective is to provide to more than one entity a deduction in separate tax jurisdictions (e.g., Switzerland and the US). The transaction generally involves the sale of a depreciable asset or transfers an ownership right in an asset to an investor in a foreign jurisdiction in consideration for cash proceeds and an obligation by the seller to lease back the asset under a finance lease and an operating lease with a fixed-price purchase option.

The foreign investor is typically provided with an ownership right in, but not necessarily with title to, the asset. That ownership right enables the foreign investor to claim certain tax benefits associated with the ownership of the asset such as accelerated depreciation deductions or tax credits. The US entity generally maintains a purchase option to acquire the foreign investor’s rights in the asset at the end of the lease term.

Typically, most of the cash proceeds upon execution of the transaction are required to be deposited into an essentially risk-free investment trust account, generally managed by a third party. The earnings and principal of the account are used solely for, and are sufficient to, satisfy the seller-lessee obligation, including payment of the purchase option. The free cash (the difference between the sales proceeds and the deposit to the trust account) represents the consideration paid by the investor for the tax benefits. The arrangement often contains indemnification provisions by the seller-lessee, indemnifying the foreign investor against certain future events that would reduce the availability of tax benefits to the investor and/or the third-party trustee against certain future events.

To determine whether the transfer of the ownership right of the underlying asset is a sale, both the seller-lessee and the buyer-lessor apply the guidance in accordance with ASC 842-40-25-1 through 25-3. In addition to meeting certain revenue recognition provisions in ASC 606 (i.e., control transfers to the buyer in accordance with ASC 606-10-25-30), the ownership right of the underlying asset is considered a sale if all of the following conditions are met:

- ▶ The leaseback is classified as an operating lease for the seller-lessee and either a direct financing lease or an operating lease for the buyer-lessor.
- ▶ The exercise price of the purchase option on the leaseback is the fair value of the underlying asset at the time the option is exercised.
- ▶ There are alternative assets, substantially the same as the leased asset, readily available in the marketplace. Refer to section 7.2, *Determining whether the transfer of an asset is a sale*, for specific considerations for transactions involving real estate.

If the transfer of the ownership right of the underlying asset as well as the transfer of tax benefits is not a sale, the seller-lessee and the buyer-lessor account for the transaction as a financing (refer to section 7.4, *Transactions in which the transfer of an asset is not a sale*). The seller-lessee retains the underlying asset on its balance sheet and accounts for amounts received from the foreign investor as a financial liability in accordance with other US GAAP. Refer to section 7.4, *Transactions in which the transfer of an asset is not a sale*, for further detail.

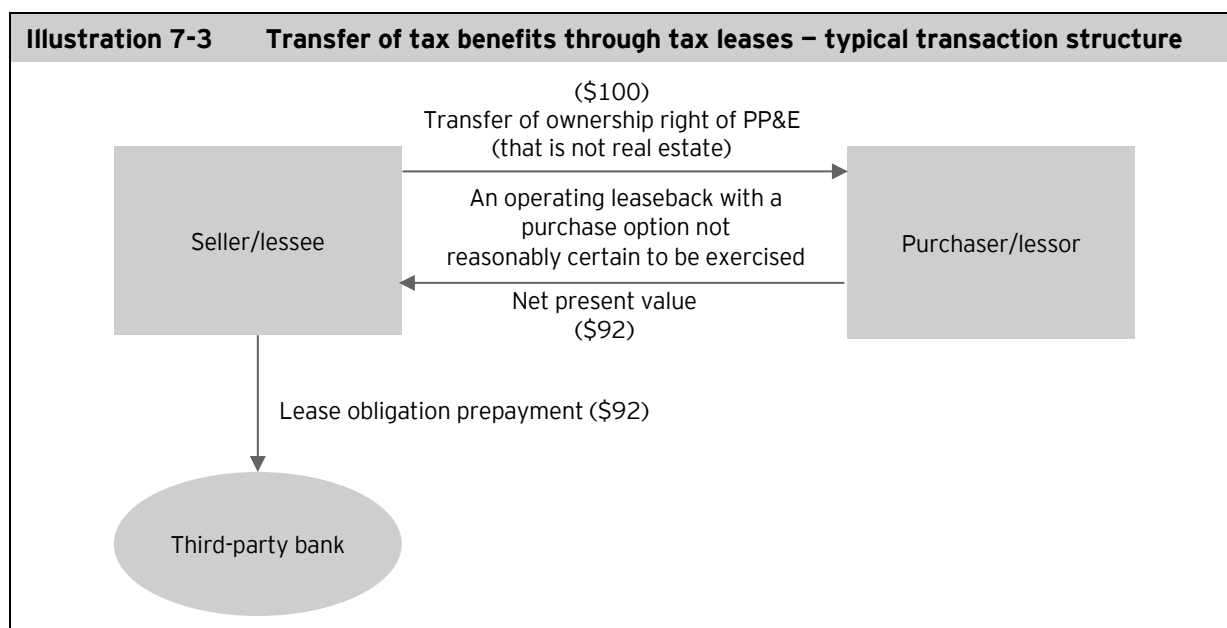
If the transfer of the ownership right of the underlying asset as well as the transfer of tax benefits is a sale (which often is not the case in double-dip tax structured transactions), the seller-lessee and the buyer-lessor account for the transaction as a sale and leaseback transaction. Refer to section 7.3, *Transactions in which the transfer of an asset is a sale*, for the accounting of the transaction. Further, a determination should be made whether the consideration received by the US entity for the sale of the tax benefits (net of related costs) should be recognized currently in income or deferred (this determination applies only to the portion of the gain associated with the sale of tax benefits).

The timing of income recognition of the compensation paid to the seller-lessee for the sale of income tax benefits should be determined based on individual facts and circumstances. Immediate income recognition (assuming the transaction meets sale and leaseback requirements) is not appropriate if there is more than a remote possibility of loss of the cash consideration received by the seller (e.g., due to indemnification or other contingencies that could require the seller of the tax benefits to make payment to the purchaser or to the third-party trustee).

The total consideration received by the seller-lessee (i.e., US entity) is compensation for both the tax benefits and the indemnification of the foreign investor or other third-party trustee. The recognition of a liability for the indemnification agreement at inception in accordance with the guidance in ASC 460 on guarantees would reduce the amount of income related to the tax benefits that the seller-lessee would recognize immediately when the possibility of loss is remote.

Regarding the lease liability or the financial liability recognized by the seller-lessee in a sale or a financing transaction, the seller-lessee should consider the extinguishment requirements under ASC 405-20, *Liabilities – Extinguishments of Liabilities*, to determine the accounting for any payment made to the third-party trustee to service future lease and purchase option payments due under the leaseback. To meet the extinguishment requirements of ASC 405-20, the seller-lessee must be legally released as the primary obligor under the lease or financial obligation. As a result of failure to meet the debt extinguishment requirements of ASC 405-20 (i.e., the seller-lessee continues to owe future lease and purchase option payments when they become due), the deposit made with the third-party trustee (not consolidated with seller-lessee) is recorded on the balance sheet of the seller-lessee as a prepaid asset, and does not reduce the lease or financial liability.

The following is a graphic depiction of a typical structure:



7.9.1

Disclosure of a transfer of tax benefits through tax leases

The following is a summary of the disclosure requirements for a transfer of tax benefits through tax leases:

- ▶ **Significant accounting policies** – The accounting policies or practices followed should include the method of accounting for the transfer of tax benefits transactions and the methods of recognizing revenue and allocating income tax benefits and asset costs to current and future periods.
- ▶ **Income taxes** – The reported amount of income tax expense attributable to continuing operations should be reconciled to the amount of income tax expense that would result from applying domestic federal statutory tax rates to pretax income from continuing operations, and the estimated amount and the nature of each significant reconciling item should be disclosed (ASC 740-10-50). Transactions involving the transfer of tax benefits through tax leases may give rise to a significant reconciling item that should be disclosed pursuant to these requirements.
- ▶ **Material transactions** – If material and unusual or infrequent to the enterprise, the nature and financial effects of transactions involving the transfer of tax benefits through tax leases should be disclosed on the face of the income statement or, alternatively, in notes to the financial statements in accordance with ASC 225-20, *Income Statement – Unusual or Infrequently Occurring Items*.
- ▶ **Contingencies** – If significant contingencies exist with respect to the transfer of tax benefits, disclosures in accordance with ASC 450 may be warranted.
- ▶ **Comparability** – If comparative financial statements are presented, disclosure should be made of any change in practice that significantly affects comparability.

8 Business combinations

Lease assets and liabilities acquired in a business combination are accounted for using the guidance in ASC 805, while lease assets and liabilities acquired in an asset acquisition are accounted for using the guidance in ASC 350-30 for acquired intangible assets and liabilities. Refer to our FRD, [Business combinations](#), for further discussion.

9 Other considerations

9.1 Related party leasing transactions

Excerpts from Accounting Standards Codification

Master Glossary

Related Parties

Related parties include:

- a. Affiliates of the entity
- b. Entities for which investments in their equity securities would be required, absent the election of the fair value option under the Fair Value Option Subsection of Section 825-10-15, to be accounted for by the equity method by the investing entity
- c. Trusts for the benefit of employees, such as pension and profit-sharing trusts that are managed by or under the trusteeship of management
- d. Principal owners of the entity and members of their immediate families
- e. Management of the entity and members of their immediate families
- f. Other parties with which the entity may deal if one party controls or can significantly influence the management or operating policies of the other to an extent that one of the transacting parties might be prevented from fully pursuing its own separate interests
- g. Other parties that can significantly influence the management or operating policies of the transacting parties or that have an ownership interest in one of the transacting parties and can significantly influence the other to an extent that one or more of the transacting parties might be prevented from fully pursuing its own separate interests.

Leases – Overall

Implementation Guidance and Illustrations

842-10-55-12

Leases between related parties should be classified in accordance with the lease classification criteria applicable to all other leases on the basis of the legally enforceable terms and conditions of the lease. In the separate financial statements of the related parties, the classification and accounting for the leases should be the same as for leases between unrelated parties.

Leases—Lessee

Disclosure

842-20-50-7

A lessee shall disclose lease transactions between related parties in accordance with paragraphs 850-10-50-1 through 50-6.

Leases—Lessor**Disclosure****842-30-50-4**

A lessor shall disclose any lease transactions between related parties (see Topic 850 on related party disclosures).

ASC 842 requires lessees and lessors to classify and account for leases between related parties on the basis of the legally enforceable terms and conditions of the lease (i.e., in the same manner as leases between unrelated parties).

Under ASC 842, lessees and lessors are required to apply the disclosure requirements for related party transactions in accordance with ASC 850, *Related Party Disclosures*. These requirements include disclosing the nature of the relationships and a description of the transactions, including information deemed necessary to understand the effects of the transactions on the financial statements. Additionally, these disclosures should not imply that a transaction is at arm's length unless such an assertion can be substantiated.

As a reminder, lessees and lessors consider the sale and leaseback guidance in ASC 842-40 when the underlying asset is sold or otherwise transferred and leased back to the seller/transferor. This includes sale and leaseback transactions among related parties. Refer to section 7.1, *Overview – sale and leaseback transactions*.

9.2**Leases involving variable interest entities**

ASC 810 includes provisions related to the consolidation of certain entities that have (1) an insufficient amount of equity for the entity to finance its activities without additional subordinated financial support provided by any parties, (2) a group of equity owners that do not have the power to direct the entity's activities that most significantly impact the entity's economic performance or (3) equity that does not absorb the entity's losses or receive the entity's benefits.

Examples of arrangements that may involve variable interest entities and, accordingly, may require the application of the Variable Interest Model's provisions in ASC 810 include:

- ▶ Build-to-suit arrangements
- ▶ Leases that include lessee guarantees of asset values
- ▶ Leases that include lessee purchase options
- ▶ Sale and leaseback transactions
- ▶ Enhanced Equipment Trust Certificates
- ▶ Sales of property subject to operating leases

To determine whether a lease arrangement involves a variable interest entity, refer to our FRD, [Consolidation and the Variable Interest Model – Determination of a controlling financial interest](#), for further guidance.

10 Leveraged leases

10.1 Introduction and grandfathering

Excerpt from Accounting Standards Codification

Master Glossary

Leveraged Lease

From the perspective of a **lessor**, a **lease** that was classified as a leveraged lease in accordance with the leases guidance in effect before the effective date and for which the **commencement date** is before the effective date.

Leases – Overall

Transition and Open Effective Date Information

842-10-65-1

Leases previously classified as **leveraged leases** under Topic 840

- z. For leases that were classified as **leveraged leases** in accordance with Topic 840, and for which the commencement date is before the effective date, a lessor shall apply the requirements in Subtopic 842-50. If a leveraged lease is modified on or after the effective date, it shall be accounted for as a new lease as of the effective date of the modification in accordance with the guidance in Subtopics 842-10 and 842-30.
 1. A lessor shall apply the pending content that links to this paragraph to a leveraged lease that meets the criteria in (z) that is acquired in a business combination or an **acquisition by a not-for-profit entity** on or after the effective date.

Leases – Leveraged Lease Arrangements

Scope and Scope Exceptions

842-50-15-1

This Subtopic addresses accounting for **leases** that meet the criteria in transition paragraph 842-10-65-1(z). If a **lessee** exercises an option to extend a lease that meets the criteria in transition paragraph 842-10-65-1(z) that it was not previously reasonably assured of exercising, the exercise of that option shall be considered a **lease modification** as described in paragraph 842-10-65-1(z).

ASU 2016-02 eliminates leveraged lease accounting for new leases on its effective date. That is, subsequent to the effective date, lessors account for all new leases, including those that would have qualified as leveraged leases under ASC 840, using the classification criteria discussed in section 3.2, *Criteria for lease classification – lessors*, (i.e., sales-type, direct financing or operating). For such leases, entities apply other relevant US GAAP (e.g., ASC 740, *Income Taxes*, ASC 470, *Debt*) to account for the non-lease components of such transactions.

Leveraged lease arrangements that exist before the effective date (i.e., the lease has commenced before the effective date) are grandfathered and therefore continue to follow the existing recognition, measurement, presentation and disclosure guidance for leveraged leases that was carried forward to ASC 842-50. Leases of to-be-constructed assets that qualified to be leveraged leases at lease inception prior to the effective date under ASC 840 but are not completed (i.e., the lease has not commenced) prior to the effective date would not be grandfathered.

If an existing leveraged lease is modified on or after the effective date of ASC 842, the existing leveraged lease is required to be reclassified as a sales-type, direct financing or operating lease, as applicable, using the lease classification guidance in ASC 842. Refer to section 3.2, *Criteria for lease classification – lessors*, and section 11.2, *Transition*. In that case, there would be no basis to net the remaining non-recourse debt balance with the lease receivable (if any), and any deferred tax balances would need to be adjusted as required under ASC 740 to comply with that guidance.

In addition, if a lessee exercises an option to extend a leveraged lease on or after the effective date of ASC 842 that it was not previously reasonably assured of exercising (i.e., under ASC 840, the renewal option was not included in the original accounting lease term for purposes of classifying the lease at inception), the exercise of that option is accounted for as a lease modification, and the lease no longer qualifies for leveraged lease accounting and is instead accounted for under ASC 842. Refer to section 5.6, *Lease modifications*.

10.1.1 Leveraged lease acquired in a business combination or by a not-for-profit entity

Refer to our FRD, *Business combinations*, for the discussion of a leveraged lease acquired in a business combination or by a not-for-profit entity that exists before the effective date of ASC 842.

10.2 Definition of a leveraged lease

Excerpt from Accounting Standards Codification

Leases – Leveraged Lease Arrangements

Recognition

842-50-25-1

A lessor shall record its investment in a **leveraged lease**. The net of the balances of the following accounts as measured in accordance with this Subtopic shall represent the lessor's initial and continuing investment in leveraged leases:

- a. Rentals receivable
- b. Investment-tax-credit receivable
- c. **Estimated residual value** of the leased asset
- d. Unearned and deferred income.

Prior to the effective date of ASC 842 (e.g., 1 January 2019 for a calendar-year entity that did not early adopt ASU 2016-02), a lease was a leveraged lease if it had all of the following characteristics, at the inception of the lease:

- ▶ It met the criteria for a direct financing lease in ASC 840-10-25-43(b).
- ▶ It involved at least three parties: a lessee, a long-term creditor and a lessor (commonly referred to as the equity participant).
- ▶ The financing provided by the long-term creditor was non-recourse as to the general credit of the lessor. The amount of the financing was sufficient to provide the lessor with "substantial leverage" in the transaction. ASC 840 did not provide specific guidance on what is "substantial leverage," but the illustration of leveraged lease accounting in ASC 842-50-55-11 (formerly ASC 840-30-55-14) assumes 60% non-recourse financing by the third-party lenders and 40% investment by the equity participant (lessor).
- ▶ The lessor's net investment declines during the early years once the investment has been completed and rises during the later years of the lease before its final elimination.

If all of these characteristics existed, the lease would be accounted for by the lessor as a leveraged lease. All other leases were accounted for as sales-type, direct financing or operating leases by the lessor, as appropriate. Leveraged lease treatment is not relevant to the lessee and prohibited subsequent to the effective date of ASC 842 for the lessor except for the grandfathered leveraged leases, which were discussed in section 10.1, *Introduction and grandfathering*.

Special accounting rules were provided for leveraged leases using the “investment with separate phases method” (refer to section 10.3.2, *Recording income on a leveraged lease*) because of the unique combination of characteristics of such leases that produces an overall economic effect that is distinct from that of other transactions.

In a typical leveraged lease, lessee rental payments may be equal to or exceed the non-recourse debt service payments in all periods. Those typical leveraged lease transactions generate depreciation deductions for income tax purposes that exceed the net of rental income and interest expense and result in tax savings to lessors that have other taxable income during the early periods of the lease term. Those tax savings allow the lessor to recover its equity investment quickly, leaving excess cash in the middle periods but requiring reinvestment of cash in the later periods to pay deferred taxes as they become due.

10.2.1

Leveraged lease involving an existing asset of a regulated entity

Excerpt from Accounting Standards Codification

Leases – Leveraged Lease Arrangements

Implementation Guidance and Illustrations

842-50-55-1

Although the carrying amount of an asset acquired previously may not differ significantly from its **fair value**, it is unlikely that the two will be the same. However, regulated utilities have argued that the carrying amounts of certain of their assets always equal the fair value based on the utility’s ability to recover that cost in conjunction with a franchise to sell a related service in a specified area. That argument is not valid when considering the value of the asset to a third-party purchaser that does not own that franchise.

Although the FASB retained this implementation guidance in ASC 842, it relates to the initial classification of a leveraged lease at its inception under ASC 840 with a commencement date prior to the effective date and has no impact on new leases entered into by regulated or non-regulated entities subsequent to the effective date. All leveraged leases previously classified under ASC 840 whether regulated or non-regulated entities required that the carrying value and fair value of the asset at inception be equal to qualify as direct financing leases and, therefore, a leveraged lease.

10.3

Accounting for leveraged leases

Excerpt from Accounting Standards Codification

Leases – Leveraged Lease Arrangements

Initial Measurement

842-50-30-1

A **lessor** shall initially measure its investment in a **leveraged lease** net of the nonrecourse debt (as discussed in paragraph 842-50-25-1). The net of the balances of the following accounts shall represent the initial and continuing investment in leveraged leases:

- a. Rentals receivable, net of that portion of the rental applicable to principal and interest on the nonrecourse debt.
- b. A receivable for the amount of the investment tax credit to be realized on the transaction.

- c. The **estimated residual value** of the leased asset. The estimated residual value shall not exceed the amount estimated at **lease inception** except if the **lease** agreement includes a provision to escalate **minimum lease payments** either for increases in construction or acquisition cost of the leased property or for increases in some other measure of cost or value (such as general price levels) during the construction or preacquisition period. In that case, the effect of any increases that have occurred shall be considered in the determination of the estimated residual value of the **underlying asset** at lease inception.
- d. Unearned and deferred income consisting of both of the following:
 - 1. The estimated pretax lease income (or loss), after deducting initial direct costs, remaining to be allocated to income over the **lease term**.
 - 2. The investment tax credit remaining to be allocated to income over the lease term.

Subsequent Measurement

842-50-35-2

The investment in **leveraged leases** minus deferred taxes arising from differences between pretax accounting income and taxable income shall represent the **lessor's** net investment in leveraged leases for purposes of computing periodic net income from the leveraged lease. Given the original investment and using the projected cash receipts and disbursements over the term of the **lease**, the rate of return on the net investment in the years in which it is positive shall be computed. The rate is that rate that, when applied to the net investment in the years in which the net investment is positive, will distribute the net income to those years and is distinct from the interest rate implicit in the lease. In each year, whether positive or not, the difference between the net cash flow and the amount of income recognized, if any, shall serve to increase or reduce the net investment balance. The use of the term *years* is not intended to preclude application of the accounting prescribed in this paragraph to shorter accounting periods.

842-50-35-3

The net income (or loss) that a lessor recognizes on a leveraged lease shall be composed of the following three elements:

- a. Pretax lease income (or loss)
- b. Investment tax credit
- c. Tax effect of pretax lease income (or loss).

842-50-35-4

The pretax lease income (or loss) and investment tax credit elements shall be allocated in proportionate amounts from the unearned and deferred income included in the lessor's net investment (as described in paragraph 842-50-30-1(d)). The tax effect of the pretax lease income (or loss) recognized shall be reflected in tax expense for the year. The tax effect of the difference between pretax accounting income (or loss) and taxable income (or loss) for the year shall be charged or credited to deferred taxes.

842-50-35-5

If, at any time during the **lease term** the application of the method prescribed in this Subtopic would result in a loss being allocated to future years, that loss shall be recognized immediately. This situation might arise in circumstances in which one of the important assumptions affecting net income is revised (see paragraphs 842-50-35-6 through 35-15).

10.3.1 Determining the leveraged lease investment

The net investment reflected in the lessor's balance sheet, which increases or decreases by the amount of the difference between each period's net cash flow and the income recognized, consists of:

- ▶ Rentals receivable, net of the portion applicable to principal and interest on the related non-recourse debt
- ▶ A receivable for the investment tax credit until it is realized (the investment tax credit was repealed by the Tax Reform Act of 1986)
- ▶ The estimated residual value of the leased asset
- ▶ Unearned income (the remaining amount of estimated pretax lease income or loss and investment tax credit to be allocated to income over the lease term, after deducting initial direct costs) (refer to section 2.6, *Initial direct costs*, for entities that do not elect the package of practical expedients described in section 11.2.2, *Transition practical expedients*)

The accounting for deferred taxes in a leveraged lease is specifically excluded from the general accounting for income taxes in ASC 740 and computed in accordance with guidance provided in ASC 842 (specifically ASC 842-50-30-1, and ASC 842-50-35-2 through 35-4). Although deferred taxes are included in the net investment in the leveraged lease for purposes of computing income (refer to section 10.3.2, *Recording income on a leveraged lease*), deferred taxes relating to leveraged leases are shown on the balance sheet with other deferred tax items (i.e., deferred taxes computed in accordance with ASC 740) and not netted against the lease investment on the face of the balance sheet.

10.3.2 Recording income on a leveraged lease

The "investment with separate phases method," which is required to be used to account for leveraged leases, recognizes lease income at a level rate of return on the net investment in those periods in which the net investment at the beginning of the period is a positive amount. This method and the FASB's rationale for requiring its use are described in the basis for conclusions for Statement 13 (paragraph 109(c) of Statement 13). Typically, the net investment in a leveraged lease follows this pattern:

Early periods	Positive, based on initial investment in leased property
Middle periods	Negative, due mainly to large income tax deductions from accelerated depreciation and high interest payments on the non-recourse debt
Later periods	Positive, as accelerated depreciation reverses and interest payments diminish
Final period	Zero, as residual value is realized on sale of the property

When the FASB originally deliberated Statement 13, it rejected the theory of accruing so-called "secondary earnings" (earnings on temporary funds to be reinvested) over the lease term. Instead, in its basis for conclusions, the FASB stated these earnings should be recorded in income only when they occur because this is the economic reality of the transaction and because anticipation of future interest on funds expected to be held temporarily has no support in present generally accepted accounting principles (paragraph 109(d) of Statement 13).

The determination of the net investment and the amount of income recognized are interdependent. Income is recognized using a rate calculated by a trial and error process, which is repeated until a rate is selected, which develops a total amount allocated to income that is equal to the net cash flow. As a practical matter, a computer program normally would be used to calculate this rate.

Income from a leveraged lease is segregated into three components: pretax lease income, tax effect of the pretax lease income and investment tax credit. The amount of each component to be recognized each accounting period is based on the ratio of the after-tax net income for the period (as computed based on a Multiple Investment Sinking Fund yield) to the total after-tax net income from the lease times the total pretax lease income, total tax effect and total investment tax credit. A loss would be recognized immediately for any projected excess of gross cash disbursements, excluding the initial investment, over the gross cash receipts from a leveraged lease.

Refer to section 2.9.2, *Lessor accounting for variable lease payments*, for discussion of lessor accounting for contingent rent.

10.3.3

Accounting for income taxes related to leveraged leases

Excerpt from Accounting Standards Codification

Leases – Leveraged Lease Arrangements

Other Presentation Matters

842-50-45-1

For purposes of presenting the investment in a **leveraged lease** in the **lessor's** balance sheet, the amount of related deferred taxes shall be presented separately (from the remainder of the net investment). In the income statement or the notes to that statement, separate presentation (from each other) shall be made of pretax income from the leveraged lease, the tax effect of pretax income, and the amount of investment tax credit recognized as income during the period.

842-50-45-2

Integration of the results of income tax accounting for **leveraged leases** with the other results of accounting for income taxes under Topic 740 on income taxes is required if deferred tax credits related to leveraged leases are the only source (see paragraph 740-10-30-18) for recognition of a tax benefit for deductible temporary differences and carryforwards not related to leveraged leases. A valuation allowance is not necessary if deductible temporary differences and carryforwards will offset taxable amounts from future recovery of the net investment in the leveraged lease. However, to the extent that the amount of deferred tax credits for a leveraged lease as determined in accordance with this Subtopic differs from the amount of the deferred tax liability related to the leveraged lease that would otherwise result from applying the guidance in Topic 740, that difference is preserved and is not a source of taxable income for recognition of the tax benefit of deductible temporary differences and operating loss or tax credit carryforwards.

842-50-45-3

This Subtopic requires that the tax effect of any difference between the assigned value and the tax basis of a leveraged lease at the date of a business combination or an **acquisition by a not-for-profit entity** shall not be accounted for as a deferred tax credit. Any tax effects included in unearned and deferred income as required by this Subtopic shall not be offset by the deferred tax consequences of other temporary differences or by the tax benefit of operating loss or tax credit carryforwards. However, deferred tax credits that arise after the date of a combination shall be accounted for in the same manner as for leveraged leases that were not acquired in a combination.

Implementation Guidance and Illustrations

842-50-55-4

The accounting for income taxes related to **leveraged leases** set forth in this Subtopic is not consistent with the guidance in Topic 740 on income taxes.

842-50-55-5

The integration of the results of accounting for income taxes related to leveraged leases with the other results of accounting for income taxes as required by Topic 740 is an issue if all of the following exist:

- a. The accounting for a leveraged lease requires recognition of deferred tax credits.
- b. The guidance in Topic 740 limits the recognition of a tax benefit for deductible temporary differences and carryforwards not related to the leveraged lease.
- c. Unrecognized tax benefits in this paragraph could offset taxable amounts that result from future recovery of the net investment in the leveraged lease.

Deferred income taxes in leveraged lease transactions are accounted for under specific guidance provided in ASC 842-50 and not the general guidance related to accounting for income taxes provided in ASC 740. Income tax rates and the projected timing of income tax cash flows are important assumptions in determining the rate of return on a leveraged lease. If tax rates change and that change has an impact on the total net income from the lease or if the projected timing of income tax cash flows is revised, lessors must recalculate the allocation of income on the leveraged lease (refer to section 10.3.4, *Change in leveraged lease assumptions*). In addition, ASC 842-50-30-2 provides specific guidance for allocating consideration in a business combination to acquired leveraged leases (refer to our FRD, *Business combinations*, for further discussion). Although the accounting for income taxes related to leveraged leases in ASC 842 is not consistent with the guidance related to accounting for income taxes in ASC 740, as indicated in the Basis for Conclusions for Statement 109, when deliberating the general guidance related to accounting for income taxes, the FASB decided not to re-open the subject of leveraged lease accounting (paragraph 126 of Statement 109).

Integration of leveraged lease income tax accounting and accounting for other temporary differences is required when deferred tax credits related to leveraged leases are the only source of taxable income when assessing the need for a valuation allowance for deferred tax assets not related to leveraged leases. A valuation allowance is not required when the deductible temporary differences and carryforwards will offset taxable amounts from the future recovery of the net investment in the leveraged lease. However, to the extent the amount of leveraged-lease deferred tax credits as determined in accordance with the methods prescribed by the leveraged lease guidance found in ASC 842 differs from the amount of the deferred tax liability that would result from applying the general guidance for income taxes in ASC 740, that difference is preserved and is not considered a source of taxable income for purposes of recognizing the tax benefit of deductible temporary differences and operating loss or tax credit carryforwards. In other words, the taxable temporary difference that would result from applying the general guidance for deferred income taxes in ASC 740 is all that can be considered in evaluating the need for a valuation allowance.

The following illustration, although somewhat simplified, depicts the requirement to preserve the difference between deferred tax balances that result from applying the special guidance for accounting for deferred income taxes in ASC 842 applicable to leveraged leases and those that would result from applying the general provisions for accounting for income taxes in ASC 740.

Illustration 10-1 Integration of leveraged lease income tax accounting and accounting for other temporary differences

Assume that a company entered a leveraged lease prior to the effective date of ASC 842 and when tax rates were 45%, and tax rates are subsequently reduced to 35% (at the end of year 2). At the end of year 2, deferred tax effects related to the leveraged lease are computed as follows:

	<u>ASC 842</u>	<u>ASC 740</u>
Net rentals receivable	\$ 2,000	\$ 2,000
Tax basis	<u>(1,500)</u>	<u>(1,500)</u>
Taxable temporary difference	500	500
Tax rate	<u>40%¹</u>	<u>35%</u>
Deferred tax liability	<u>\$ 200</u>	<u>\$ 175</u>

Also assume that at the end of year 2, the company has a deductible temporary difference of \$1,500 scheduled to reverse in year 6 arising from a warranty accrual. Absent consideration of the deferred tax credits related to the leveraged lease, the weight of available evidence indicates that a valuation allowance is required for the entire \$525 deferred tax asset (\$1,500 x 35%). In this case, a valuation allowance would be required for \$350 (\$525 – \$175), and a net deferred tax benefit of \$175 is recognized. Although the recorded deferred tax credit is \$200, \$25 of that credit relates to special tax recognition provisions related to leveraged lease transactions, and that difference should be preserved and is not available for offsetting.

¹ Derived. Deferred tax effects computed under ASC 842, adjusting for the change in total net income from the lease as a result of the decrease in tax rates from 45% to 35%.

10.3.4

Change in leveraged lease assumptions

Excerpt from Accounting Standards Codification

Leases – Leveraged Lease Arrangements

Subsequent Measurement

842-50-35-6

Any **estimated residual value** and all other important assumptions affecting estimated total net income from the **leveraged lease** shall be reviewed at least annually. The rate of return and the allocation of income to positive investment years shall be recalculated from **lease inception** following the method described in paragraphs 842-50-35-2 through 35-4 and using the revised assumption if, during the **lease term**, any of the following conditions occur:

- The estimate of the residual value is determined to be excessive and the decline in the residual value is judged to be other than temporary.
- The revision of another important assumption changes the estimated total net income from the **lease**.
- The projected timing of the income tax cash flows is revised.

842-50-35-7

The **lessor** shall update all assumptions used to calculate total and periodic income if the lessor is performing a recalculation of the leveraged lease. That recalculation shall include actual cash flows up to the date of the recalculation and projected cash flows following the date of recalculation.

842-50-35-8

The accounts constituting the net investment balance shall be adjusted to conform to the recalculated balances, and the change in the net investment shall be recognized as a gain or loss in the year in which the assumption is changed. The gain or loss shall be recognized as follows:

- a. The pretax gain or loss shall be included in income from continuing operations before income taxes in the same line item in which leveraged lease income is recognized.
- b. The tax effect of the gain or loss shall be included in the income tax line item.
- c. An upward adjustment of the estimated residual value (including any guaranteed portion) shall not be made.

842-50-35-9

The projected timing of income tax cash flows generated by the leveraged lease is an important assumption and shall be reviewed annually, or more frequently, if events or changes in circumstances indicate that a change in timing has occurred or is projected to occur. The income effect of a change in the income tax rate shall be recognized in the first accounting period ending on or after the date on which the legislation effecting a rate change becomes law.

842-50-35-10

A revision of the projected timing of the income tax cash flows applies only to changes or projected changes in the timing of income taxes that are directly related to the leveraged lease transaction. For example, a change in timing or projected timing of the tax benefits generated by a leveraged lease as a result of any of the following circumstances would require a recalculation because that change in timing is directly related to that lease:

- a. An interpretation of the tax law
- b. A change in the lessor's assessment of the likelihood of prevailing in a challenge by the taxing authority
- c. A change in the lessor's expectations about settlement with the taxing authority.

842-50-35-11

In contrast, as discussed in paragraph 842-50-35-20, a change in timing of income taxes solely as a result of an alternative minimum tax credit or insufficient taxable income of the lessor would not require a recalculation of a leveraged lease because that change in timing is not directly related to that lease. A recalculation would not be required unless there is an indication that the previous assumptions about total after-tax net income from the leveraged lease were no longer valid.

842-50-35-12

Tax positions shall be reflected in the lessor's initial calculation or subsequent recalculation on the recognition, measurement, and derecognition criteria in paragraphs 740-10-25-6, 740-10-30-7, and 740-10-40-2. The determination of when a tax position no longer meets those criteria is a matter of individual facts and circumstances evaluated in light of all available evidence.

842-50-35-13

If the lessor expects to enter into a settlement of a tax position relating to a leveraged lease with a taxing authority, the cash flows following the date of recalculation shall include projected cash flows between the date of the recalculation and the date of any projected settlement and a projected settlement amount at the date of the projected settlement.

842-50-35-14

The recalculation of income from the leveraged lease shall not include interest or penalties in the cash flows from the leveraged lease.

842-50-35-15

Advance payments and deposits made with a taxing authority shall not be considered an actual cash flow of the leveraged lease; rather, those payments and deposits shall be included in the projected settlement amount.

Effect of a Change in Tax Law or Rates on Leveraged Leases**842-50-S35-1**

See paragraph 842-50-S99-1, SEC Observer Comment: Effect of a Change in Tax Law or Rates on Leverage Leases, for SEC Staff views on the effect of a change in tax law or rate on leveraged leases.

SEC Materials***SEC Observer Comment: Effect of a Change in Tax Law or Rates on Leveraged Leases*****842-50-S99-1**

The following is the text of SEC Observer Comment: Effect of a Change in Tax Law or Rates on Leveraged Leases.

Section 842-50-35 requires that all components of a leveraged lease be recalculated from inception of the lease based on the revised after-tax cash flows arising from the change in the tax law, including revised tax rates. The difference between the amounts originally recorded and the recalculated amounts must be included in income of the year in which the tax law is enacted.

This accounting may have distortive effects on the ratio of earnings to fixed charges ("the ratio") as calculated. For example, a favorable after-tax effect might consist of an unfavorable adjustment to pretax income that is more than offset by a favorable adjustment to income tax expense. In those circumstances, despite the overall favorable effect, the ratio as calculated pursuant to the applicable instructions to Item 503(d) of Regulation S-K would be affected negatively because the "earnings" component of the ratio is based on pretax income.

In filings with the Commission the SEC staff will expect the cumulative effect on pretax income and income tax expense, if material, to be reported as separate line items in the income statement. SEC staff will not object to exclusion of an unfavorable pretax adjustment from the "earnings" component of the ratio, in cases in which the after-tax effect is favorable, provided that (1) such exclusion is adequately identified and explained in connection with all disclosures and discussions relating to the ratio and (2) supplemental disclosure is made of the ratio as calculated in accordance with the applicable instructions.

When important assumptions are changed that affect estimated total net income from the lease, including any other than temporary decline in the estimated residual value or the projected timing of income tax cash flows is revised, the allocation of income to periods in which the net investment is positive is recomputed from the inception of the lease. The net investment is then adjusted to equal the recalculated balance and a gain or loss is recognized. Upward adjustments in estimated residual value are prohibited. Sections 10.3.4.1 through 10.3.4.6 provide an overview of common changes in assumptions impacting leveraged leases.

As a reminder, a change in leveraged lease assumptions (i.e., assumptions affecting estimated total net income from the leveraged lease) only is not a modification to a leveraged lease. Therefore, the lessor would continue to apply leveraged lease accounting. Only a change to the terms and conditions of a contract that results in a change in the scope of or the consideration for a lease (e.g., a change to the terms and conditions of the contract that adds or terminates the right to use one or more underlying assets or extends or shortens the contractual lease term) is considered as a modification. If an existing leveraged lease is modified on or after the effective date of ASC 842, the lessor is required to reassess the contract (e.g., whether the arrangement contains a lease, lease classification) using the lease classification guidance in ASC 842. Refer to section 5.6, *Lease modifications*. As a result of the modification, leveraged lease accounting is no longer applicable, and the lessor would prospectively apply sales-type, direct financing or operating lease accounting as applicable (assuming after the modification, the arrangement still contains a lease). Upon modification, there would be no basis to net the remaining non-recourse debt balance with a lease receivable, and any deferred tax balances would need to be adjusted as required under ASC 740 to comply with that guidance.

As discussed in section 10.1, *Introduction and grandfathering*, if a lessee exercises an option to extend a leveraged lease on or after the effective date of ASC 842 that it was not previously reasonably assured of exercising (i.e., under ASC 840, the renewal option was not included in the original accounting lease term for purposes of classifying the lease at inception), the exercise of that option is accounted for as a lease modification, and the lease no longer qualifies for leveraged lease accounting and is instead accounted for under ASC 842. Refer to section 5.6, *Lease modifications*.

10.3.4.1 Impact of change in effective tax rate

The lessor's income tax rate is an important assumption in accounting for a leveraged lease. Accordingly, the income effect of a change in the income tax rate should be recognized in the first accounting period ending on or after the date on which the legislation effecting a rate change becomes law. If accounting for the effect on leveraged leases of the change in tax rates results in a significant variation from the customary relationship between income tax expense and pretax accounting income and the reason for that variation is not otherwise apparent, the reason for that variation should be disclosed as required by ASC 842-50-50-3 (refer to section 10.4, *Disclosures*).

All components of a leveraged lease must be recalculated from inception of the lease based on the revised after-tax cash flows arising from the change in the tax law, including revised tax rates (including the impact of alternative minimum tax (AMT), refer to section 10.3.4.2, *Impact of AMT on leveraged lease accounting*) and repeal of the investment tax credit. The difference between the amounts originally recorded and the recalculated amount would be included as a cumulative catch-up in income of the period in which the tax law is enacted.

10.3.4.2 Impact of AMT on leveraged lease accounting

Excerpt from Accounting Standards Codification

Leases – Leveraged Lease Arrangements

Subsequent Measurement

842-50-35-16

An entity shall include assumptions about the effect of the alternative minimum tax, considering its consolidated tax position, in **leveraged lease** computations.

842-50-35-17

Any difference between alternative minimum tax depreciation and the tax depreciation assumed in the leveraged lease or between income recognition for financial reporting purposes and alternative minimum tax income could, depending on the lessor's overall tax situation, result in alternative minimum tax or the utilization of alternative minimum tax credits.

842-50-35-18

If alternative minimum tax is paid or an alternative minimum tax credit is utilized, the total cash flows from the leveraged lease could be changed and the lessor's net investment in the leveraged lease and income recognition would be affected.

842-50-35-19

If a change to the tax assumptions changes total estimated after-tax net income, the rate of return on the leveraged lease shall be recalculated from inception, the accounts constituting the lessor's net investment shall be adjusted, and a gain or loss shall be recognized in the year in which the assumption is changed.

842-50-35-20

However, an entity whose tax position frequently varies between alternative minimum tax and regular tax shall not be required to recalculate the rate of return on the leveraged lease each year unless there is an indication that the original assumptions regarding total after-tax net income from the lease are no longer valid. In that circumstance, the entity shall be required to revise the leveraged lease computations in any period in which total net income from the leveraged lease changes because of the effect of the alternative minimum tax on cash flows for the lease.

The lessor's income tax rate and the amount of taxes paid or tax benefits received are important assumptions in a leveraged lease calculation. Any difference between AMT depreciation and the tax depreciation assumed in the leveraged lease or between income recognition for financial reporting purposes and AMT income could, depending on the lessor's overall tax situation, result in AMT or the utilization of AMT credits. In the circumstances in which AMT is paid or an AMT credit is utilized, the total cash flows from the leveraged lease could be changed, and the lessor's net investment in the leveraged lease and income recognition would be affected.

An entity should include assumptions regarding the effect of the AMT, considering its consolidated tax position, in leveraged lease computations. An entity whose tax position frequently varies between AMT and regular tax would not be required to recompute each year, unless there was an indication that the original assumptions regarding total after-tax net income from the lease were no longer valid. In that circumstance, the entity would be required to revise the leveraged lease computations in any period in which management believes that total net income from the leveraged lease will be affected due to the effect of the AMT on cash flows for the lease. In addition, if the lessor is required to recompute its leveraged lease income for a change in assumption other than solely AMT, that recalculation shall include actual cash flows up to the date of the recalculation and projected cash flows following the date of recalculation, including consideration of projected AMT impact.

10.3.4.3**Impact of change or projected change in the timing of cash flows relating to income taxes generated by a leveraged lease transaction**

The timing of the cash flows relating to income taxes generated by a leveraged lease is an important assumption that affects the periodic income recognized by the lessor for that lease. Because tax benefits in a leveraged lease are often realized in the early periods of the lease, disproportionately more income from the lease is typically allocated to earlier periods. For certain leveraged lease transactions, the Internal Revenue Service (IRS) has challenged both the ability to accelerate the timing of tax deductions

and the amounts of those deductions. The settlement in a challenge from the IRS may result in a significant change in the timing of the realization of tax benefits, which changes the timing of the estimated after-tax cash flows from the leveraged lease (and therefore the timing of income recognition from the lease) and reduces the overall expected rate of return, although it does not change the estimated total net income. The settlement may also result in interest and penalties that would change the estimated total net income from the lease.

Lessors are required to review the projected timing of income tax cash flows generated by a leveraged lease annually, or more frequently if events or changes in circumstances indicate that a change in timing has occurred or is projected to occur. If the projected timing of the income tax cash flows is revised, the rate of return and the allocation of income to positive investment years should be recalculated from the inception of the lease based on the revised projected cash flows, including any projected settlements and an update of all assumptions used. The recalculation should include the actual or expected changes and an update of all assumptions in timing of all cash flows, including those due to AMT credits or net operating loss carryforwards, if significant. The recalculation should not include interest or penalties in the cash flows from the leveraged lease. Any advance payments or deposits made with a taxing authority should not be considered an actual cash flow of the leveraged lease; rather, those payments and deposits should be included in the projected settlement amount. The difference between the amounts originally recorded and the recalculated amount should be recognized as a gain or loss in income from continuing operations in the year in which the assumption is changed in the same line item in which leveraged lease income is recognized. The tax effect of the recognized gain or loss should be included in the income tax line item (ASC 842-50-35-9 through 35-15).

The following example illustrates how a lessor would include advance payments in a recalculation of a leveraged lease:

Excerpt from Accounting Standards Codification

Leases – Leveraged Lease Arrangements

Implementation Guidance and Illustrations

842-50-55-24

This Example illustrates how (in accordance with the guidance in paragraph 842-50-35-13 and other paragraphs) a lessor would include advance payments and deposits in a recalculation of a leveraged lease resulting from a determination by the lessor that it would enter into a settlement of a tax position arising from a leveraged lease.

842-50-55-25

This Example assumes that the lessor has concluded that the position originally taken on the tax return would meet the more-likely-than-not threshold in Subtopic 740-10 on income taxes. It also assumes that the lessor would conclude that the estimate of \$50 for the projected lease-in, lease-out settlement is consistent with the measurement guidance in that Subtopic.

842-50-55-26

A lessor makes an advance payment of \$25 on July 1, 2007, \$10 of which is estimated to be associated with issues arising from a lease-in, lease-out transaction. On July 1, 2007, the lessor changes its assumption about the timing of the tax cash flows and projects a settlement with the Internal Revenue Service on September 1, 2009. The projected settlement would result in a payment to the taxing authority of \$125 of which \$50 is associated with the lease-in, lease-out transaction. On July 1, 2007, when the lessor recalculates the leveraged lease, the lessor would include a \$50 cash flow on September 1, 2009, as a projected outflow in the leveraged lease recalculation.

Tax positions should be reflected in a lessor's initial calculation and/or subsequent recalculation based on the recognition, derecognition and measurement criteria in ASC 740-10 (refer to our FRD, *Income taxes*, for further discussion).

10.3.4.4 **Impact of a change in estimated residual value**

As noted in ASC 842-50-35-8(c), an upward adjustment of the estimated residual value is prohibited. Transactions in which a lessor has sold an interest in any appreciation in the residual value to a third-party investor have raised the question as to whether reflecting such a sale is essentially recognizing appreciation in the residual value. The following example illustrates.

Lessor X is the equity participant in a leveraged lease. When the leveraged lease was originally recorded, the residual value was determined to be \$100. A group of speculators now pays \$30 for an option for any excess of the residual value over \$100. Either the speculators would pay the \$100 to Lessor X at the end of the lease and sell the asset itself, or Lessor X would sell the asset and all proceeds in excess of \$100 would be paid to the speculators. The question concerns how to account for the \$30 when it is received. The following three alternatives have been identified:

1. Treat the \$30 cash inflow as a change in lease assumptions in accordance with ASC 842-50-35-6 through 35-8 and recalculate the cash flows from the leveraged lease since inception by including the \$30 received in the current year with no change in the \$100 residual reflected at the end of the lease. Any income tax expense related to the \$30 option premium should also be reflected in the revised cash flow in the period in which it is subject to income tax. A cumulative catch-up adjustment would be recorded in the current year resulting from the difference between cumulative income to date under the revised calculation and the old calculation.
2. Revise the leveraged lease calculations as in alternative 1 above with the exception that the calculation would reflect a \$70 residual at the end of the lease term and \$30 of proceeds received when paid by the speculators.
3. Record the \$30 as a deferred credit to be taken into income at the end of the lease as additional sales proceeds for the residual.

Although merits exist for each of the three alternatives, assuming that the equity participant has no new obligations with respect to the disposition of the residual at the end of the lease (i.e., merely providing speculator with any upside benefit when it is realized), we believe that alternative 1 most closely follows the leveraged lease model. The sale of the upward appreciation of the residual does not represent an upward adjustment of the residual value. Instead, it represents the monetization of a previously unvalued and unrecorded asset.

If, in the above example, the lessor had sold the residual value, alternative 2 would best approximate the accounting for such a revision in the timing of cash flows associated with that transaction within the leveraged lease model.

10.3.4.5 **Refinancing of non-recourse debt**

The interest rate of the non-recourse debt in a leveraged lease transaction is an important assumption in the leveraged lease model. If, as a result of refinancing non-recourse debt (in a lease that was classified as a leveraged lease under ASC 840), the lessor's cash flow assumptions change, the revised cash flows under the refinanced debt should be reflected and a cumulative catch-up adjustment recorded as noted in section 10.3.4, *Change in leveraged lease assumptions*.

If the lessor refinances the non-recourse debt subsequent to the inception of the lease and either borrowed an amount greater than the original non-recourse loan principal at the inception of the lease or greater than the existing non-recourse loan principal at the time of the refinancing, we believe it would be inappropriate to treat the borrowings in excess of the outstanding principal at the time of the refinancing as part of the leveraged lease. Instead, such additional borrowings should be recorded separately in the financial statements as opposed to being offset in the net investment in leveraged lease.

10.3.4.6 Changes in terms and conditions of a leveraged lease

As discussed in section 10.1, *Introduction and grandfathering*, a lessor and a lessee may enter into an amendment to modify the terms and conditions of an existing leveraged lease, or the lessee may exercise an option to extend a leveraged lease that it was not previously reasonably assured of exercising. As indicated in ASC 842-10-65-1(z), once an existing leveraged lease is modified on or after the effective date of ASC 842, the existing leveraged lease is accounted for as a new lease as of the effective date of the modification in accordance with the guidance in ASC 842-10 and ASC 842-30. As a result, the leveraged lease classification and accounting is no longer applicable to the modified lease.

10.3.5 Impact of delayed equity investment on leveraged lease accounting

Excerpt from Accounting Standards Codification

Master Glossary

Delayed Equity Investment

In leveraged lease transactions that have been structured with terms such that the lessee's rent payments begin one to two years after lease inception, equity contributions the lessor agrees to make (in the lease agreement or a separate binding contract) that are used to service the nonrecourse debt during this brief period. The total amount of the lessor's contributions is specifically limited by the agreements.

Leases – Leveraged Lease Arrangements

Implementation Guidance and Illustrations

842-50-55-2

A delayed equity investment frequently obligates the lessor to make up the shortfall between rent and debt service in the first several years of the transaction. The type of recourse debt resulting from the delayed equity investment does not contradict the notion of nonrecourse and, therefore, does not preclude leveraged lease accounting as long as other requirements of leveraged lease accounting are met. The lessor's related obligation should be recorded as a liability at present value at lease inception.

842-50-55-3

Recognition of the liability would increase the lessor's net investment on which the lessor bases its pattern of income recognition. While the increase to the net investment results in an increase in income, it may be offset by the accrual of interest on the liability.

Leveraged lease transactions are sometimes structured with terms such that the lessee's rent payments begin one to two years after inception of the lease. In these transactions, the lessor normally is required to make up the shortfall between rent and debt service in the first several years of the transaction by agreeing, in the lease agreement or a separate binding contract, to make equity contributions that are used to service the non-recourse debt during this brief period. This arrangement is commonly referred to as a delayed equity investment, which typically is limited to the amounts specified, and is measurable at the inception of the lease. The debt is non-recourse to the lessor; however, the creditor frequently has recourse to the lessor's general credit for the debt service contributions. As discussed in section 10.1, *Introduction and grandfathering*, one of the required characteristics of a leveraged lease is that the financing provided by the long-term creditor must be non-recourse as to the general credit of the lessor.

The type of recourse debt resulting from the delayed equity investment does not contradict the notion of non-recourse for purposes of qualifying for leveraged lease. As such, recourse debt resulting from the delayed equity investment does not preclude leveraged lease accounting as long as other requirements of leveraged lease accounting are met. The lessor's obligation for the delayed equity investment should be recorded as a liability at present value at the inception of the lease. The lessor's net investment on which the lessor bases its pattern of income recognition would reflect the delayed equity investment (i.e., the net investment would increase due to the recognition of the liability). While the increase to the net investment results in an increase in income, it tends to be offset by the accrual of interest on the liability.

10.3.6

Leveraged lease – comprehensive illustration

ASC 842-50-55-6 through 55-15 provides an illustration of accounting and financial statement presentation for leveraged leases. The illustration begins with a set of assumptions and uses them to prepare an analysis of cash flows by years. This analysis provides the basis for the calculation of the net investment in the leased property. Below is a summarized version of the illustration.

Illustration 10-2 Accounting for leveraged leases

In the illustration, a \$1,000,000 asset is financed by a \$600,000 non-recourse borrowing and \$400,000 of equity investment by the lessor (it is assumed there are no initial direct costs). The components of total income to be earned follows:

Total rentals, including residual value	\$ 1,550,000	\$ 1,550,000
Tax depreciation	(1,000,000)	
Loan interest	<u>(516,530)</u>	(516,530)
Taxable income	33,470	
Assumed tax rate/tax effect	X <u>50.4%</u>	(16,869)
Loan principal		(600,000)
Investment tax credit		100,000
Initial investment		<u>(400,000)</u>
Total lease income		<u>\$ 116,601</u>

The net investment at the beginning of the first year is \$400,000, and the net investment and related deferred taxes at the end of the first year are calculated as follows:

Net investment:		
Initial investment		\$ 400,000
Annual rental		(90,000)
Loan interest and principal payment		74,435
Investment tax credit realized		(100,000)
Income realized (see below):		
Pretax lease income		9,929
Investment tax credit		<u>29,663</u>
		<u>\$ 324,027</u>
Deferred taxes:		
First year tax loss:		
Annual rental		\$ 90,000
Tax depreciation		(142,857)
Loan interest		<u>(54,000)</u>
		(106,857)
Assumed tax rate	X <u>50.4%</u>	
		\$ (53,856)
Tax effect of pretax lease income recognized (see below)		<u>(5,004)</u>
		<u>\$ (58,860)</u>

The net investment at the beginning of the second year for purposes of computing income is \$265,167 (\$324,027 net investment less \$58,860, the deferred taxes).

The rate that is applied to each year's beginning net investment in calculating annual income is the sum of the net investment in positive years divided into the total income to be earned on the lease. In the illustration, the total income (\$116,601) is divided by the sum of the positive net investment amounts (\$1,348,477) to produce a rate of 8.647%. This rate is applied to the initial net investment of \$400,000 and results in \$34,588 as the amount of income to be recognized for the first year. The first year's income is allocated to its components based on the relationship of the components of total income to be earned as follows:

Component	Total income	Percentage of total		First year income	
				Total	Components
Pretax lease income	\$ 33,470	28.705%	x	\$ 34,588	\$ 9,929
Tax effect of pretax lease income	(16,869)	(14.467)	x	34,588	(5,004)
Investment tax credit	100,000	85.762	x	34,588	29,663
	<u>\$ 116,601</u>	<u>100.000%</u>			<u>\$ 34,588</u>

10.4

Disclosures

Excerpt from Accounting Standards Codification

Leases – Leveraged Lease Arrangements

Disclosure

842-50-50-1

If leveraged leasing is a significant part of the lessor's business activities in terms of revenue, net income, or assets, the components of the net investment balance in leveraged leases as set forth in paragraph 842-50-25-1 shall be disclosed in the notes to financial statements.

842-50-50-2

For guidance on disclosures about financing receivables, which include receivables relating to a lessor's rights to payments from leveraged leases, see the guidance beginning in paragraphs 310-10-50-5A, 310-10-50-27, and 310-10-50-31.

Pending Content:

Transition Date: (P) December 16, 2019; (N) December 16, 2021 | **Transition Guidance:** 326-10-65-1

For guidance on disclosures about financing receivables, which include receivables relating to a lessor's rights to payments from leveraged leases, see the guidance beginning in Subtopic 326-20 on financial instruments measured at amortized cost and paragraph 310-10-50-31.

842-50-50-3

If accounting for the effect on leveraged leases of the change in tax rates results in a significant variation from the customary relationship between income tax expense and pretax accounting income and the reason for that variation is not otherwise apparent, the lessor shall disclose the reason for that variation.

840-30-S99-2

The following is the text of SEC Observer Comment: Effect of a Change in Tax Law or Rates on Leveraged Leases.

EY's note: This SAB Topic has not been updated to reflect the content of ASU 2016-02.

Section 840-30-35 requires that all components of a leveraged lease be recalculated from inception of the lease based on the revised after-tax cash flows arising from the change in the tax law, including revised tax rates. The difference between the amounts originally recorded and the recalculated amounts must be included in income of the year in which the tax law is enacted.

This accounting may have distortive effects on the ratio of earnings to fixed charges ("the ratio") as calculated. For example, a favorable after-tax effect might consist of an unfavorable adjustment to pretax income that is more than offset by a favorable adjustment to income tax expense. In those circumstances, despite the overall favorable effect, the ratio as calculated pursuant to the applicable instructions to Item 503(d) of Regulation S-K would be affected negatively because the "earnings" component of the ratio is based on pretax income.

In filings with the Commission the SEC staff will expect the cumulative effect on pretax income and income tax expense, if material, to be reported as separate line items in the income statement. SEC staff will not object to exclusion of an unfavorable pretax adjustment from the "earnings" component of the ratio, in cases in which the after-tax effect is favorable, provided that (1) such exclusion is adequately identified and explained in connection with all disclosures and discussions relating to the ratio and (2) supplemental disclosure is made of the ratio as calculated in accordance with the applicable instructions.

11 Effective date and transition

11.1 Effective date (updated January 2019)

Excerpts from Accounting Standards Codification

Master Glossary

Not-for-Profit Entity

An entity that possesses the following characteristics, in varying degrees, that distinguish it from a business entity:

- a. Contributions of significant amounts of resources from resource providers who do not expect commensurate or proportionate pecuniary return
- b. Operating purposes other than to provide goods or services at a profit
- c. Absence of ownership interests like those of business entities.

Entities that clearly fall outside this definition include the following:

- a. All investor-owned entities
- b. Entities that provide dividends, lower costs, or other economic benefits directly and proportionately to their owners, members, or participants, such as mutual insurance entities, credit unions, farm and rural electric cooperatives, and employee benefit plans.

Public Business Entity

A public business entity is a business entity meeting any one of the criteria below. Neither a not-for-profit entity nor an employee benefit plan is a business entity.

- a. It is required by the U.S. Securities and Exchange Commission (SEC) to file or furnish financial statements, or does file or furnish financial statements (including voluntary filers), with the SEC (including other entities whose financial statements or financial information are required to be or are included in a filing).
- b. It is required by the Securities Exchange Act of 1934 (the Act), as amended, or rules or regulations promulgated under the Act, to file or furnish financial statements with a regulatory agency other than the SEC.
- c. It is required to file or furnish financial statements with a foreign or domestic regulatory agency in preparation for the sale of or for purposes of issuing securities that are not subject to contractual restrictions on transfer.
- d. It has issued, or is a conduit bond obligor for, securities that are traded, listed, or quoted on an exchange or an over-the-counter market.
- e. It has one or more securities that are not subject to contractual restrictions on transfer, and it is required by law, contract, or regulation to prepare U.S. GAAP financial statements (including footnotes) and make them publicly available on a periodic basis (for example, interim or annual periods). An entity must meet both of these conditions to meet this criterion.

An entity may meet the definition of a public business entity solely because its financial statements or financial information is included in another entity's filing with the SEC. In that case, the entity is only a public business entity for purposes of financial statements that are filed or furnished with the SEC.

Leases – Overall

Transition and Open Effective Date Information

842-10-65-1

The following represents the transition and effective date information related to Accounting Standards Updates No. 2016-02, *Leases (Topic 842)*, No. 2018-01, *Leases (Topic 842): Land Easement Practical Expedient for Transition to Topic 842*, No. 2018-10, *Codification Improvements to Topic 842, Leases*, No. 2018-11, *Leases (Topic 842): Targeted Improvements*, No. 2018-20, *Leases (Topic 842): Narrow-Scope Improvements for Lessors*, and No. 2019-01, *Leases (Topic 842): Codification Improvements*: [Note: See paragraph 842-10-S65-1 for an SEC Staff Announcement on transition related to Update 2016-02.]

- a. A **public business entity**, a **not-for-profit entity** that has issued or is a conduit bond obligor for securities that are traded, listed, or quoted on an exchange or an over-the-counter market, and an employee benefit plan that files or furnishes financial statements with or to the U.S. Securities and Exchange Commission shall apply the pending content that links to this paragraph for financial statements issued for fiscal years beginning after December 15, 2018, and interim periods within those fiscal years. Earlier application is permitted.
- b. All other entities shall apply the pending content that links to this paragraph for financial statements issued for fiscal years beginning after December 15, 2019, and interim periods within fiscal years beginning after December 15, 2020. Earlier application is permitted.

ASC 842 is effective for annual periods beginning after 15 December 2018 (i.e., 1 January 2019 for a calendar-year entity), and interim periods within those years, for PBEs and both of the following:

- ▶ Not-for-profit entities that have issued, or are conduit bond obligors for, securities that are traded, listed or quoted on an exchange or an over-the-counter market
- ▶ Employee benefit plans that file or furnish financial statements with or to the SEC

Refer to section 11.2.1, *SEC reporting considerations*, for further discussion of the effective date for certain PBEs based on an SEC staff announcement.

For all other entities, ASC 842 is effective for annual periods beginning after 15 December 2019 (i.e., 1 January 2020 for a calendar-year entity), and interim periods beginning after 15 December 2020 (i.e., 1 January 2021 for a calendar-year entity).

Interim adoption

Early adoption is permitted for all entities. ASC 842 neither specifically addresses nor prohibits early adoption in an interim period other than the first interim period of an entity's fiscal year. We believe an entity can early adopt the standard in an interim period other than the first interim period; however, the adoption would be reflected as of the beginning of the annual period in accordance with ASC 250. For example, if a calendar-year entity early adopts in the second quarter of 2017, it should reflect the adoption of ASC 842 as if it had adopted the standard on 1 January 2017. The next time an entity presents its financial statements for the first quarter of 2017 (i.e., in the first quarter of 2018), it would adjust them to reflect the adoption of ASC 842.

11.1.1

Disclosure before adoption

Excerpts from Accounting Standards Codification**Accounting Changes and Error Corrections – Overall****SEC Materials****SEC Staff Guidance****250-10-S99-6**

The following is the text of SEC Staff Announcement: Disclosure of the Impact That Recently Issued Accounting Standards Will Have on the Financial Statements of a Registrant When Such Standards Are Adopted in a Future Period (in accordance with Staff Accounting Bulletin [SAB] Topic 11.M)

This announcement applies to Accounting Standards Update (ASU) No. 2014-09, *Revenue from Contracts with Customers (Topic 606)*; ASU No. 2016-02, *Leases (Topic 842)*; and ASU No 2016-13, *Financial Instruments – Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments*.^{FN1}

SAB Topic 11.M provides the SEC staff view that a registrant should evaluate ASUs that have not yet been adopted to determine the appropriate financial statement disclosures^{FN2} about the potential material effects of those ASUs on the financial statements when adopted. Consistent with Topic 11.M, if a registrant does not know or cannot reasonably estimate the impact that adoption of the ASUs referenced in this announcement is expected to have on the financial statements, then in addition to making a statement to that effect, that registrant should consider additional qualitative financial statement disclosures to assist the reader in assessing the significance of the impact that the standard will have on the financial statements of the registrant when adopted. In this regard, the SEC staff expects the additional qualitative disclosures to include a description of the effect of the accounting policies that the registrant expects to apply, if determined, and a comparison to the registrant's current accounting policies. Also, a registrant should describe the status of its process to implement the new standards and the significant implementation matters yet to be addressed.

FN 1 This announcement also applies to any subsequent amendments to guidance in the ASUs that are issued prior to a registrant's adoption of the aforementioned ASUs.

FN 2 Topic 11.M provides SEC staff views on disclosures that registrants should consider in both Management's Discussion & Analysis (MD&A) and the notes to the financial statements. MD&A may contain cross references to these disclosures that appear within the notes to the financial statements.

Entities subject to SEC reporting requirements should provide disclosures about the effects of ASC 842 in registration statements and periodic reports filed with the SEC. As noted in SEC Staff Accounting Bulletin (SAB) Topic 11.M, the SEC staff expects disclosure of the potential effects of new standards if they are known. These entities should make the following disclosures within MD&A and the financial statements:

- ▶ A brief description of the new standard, the date that adoption is required and the date that the registrant plans to adopt, if earlier
- ▶ A discussion of the method of adoption allowed, including whether the optional practical expedients will be applied (refer to section 11.2.2, *Transition practical expedients*)
- ▶ A discussion of the effect the standard is expected to have on the financial statements or, if the effect isn't known or reasonably estimable, a statement to that effect
- ▶ Disclosure of other significant matters that the entity believes might result from adopting the standard (e.g., planned or intended changes in business practices, effect on debt covenants, etc.)

Consistent with SAB Topic 11.M, at an October 2016 Emerging Issues Task Force (EITF) Meeting, the SEC Observer said that if a registrant does not know or cannot reasonably estimate the effect that the adoption of a new standard will have on its financial statements, it should make a statement to that effect and consider providing qualitative disclosures to help the reader assess the significance of the effect on the registrant's financial statements. These qualitative disclosures should include a description of the new standard's effect on the registrant's accounting policies and provide a comparison to the registrant's previous accounting policies under ASC 840. The SEC Observer also said that registrants should describe the status of their processes to implement the new standards and the significance of any implementation matters yet to be addressed in those processes. The SEC staff expects an entity's disclosures to evolve in each reporting period as more information about the effects of a new standard becomes available. Members of the SEC staff have said that disclosure of the probable outcomes of applying new accounting standards, including ASC 842, will be a focus in reviews of registrants' 10-K filings.

11.1.2 Adoption of ASC 842 and the new revenue recognition standard

Because early adoption is permitted, an entity may adopt ASC 842 before it adopts the new revenue recognition standard (ASC 606). The FASB aligned several concepts in ASC 842 with concepts in ASC 606 (e.g., determining whether the transfer of an asset is a sale in a sale and leaseback transaction) and in some cases required lessors to apply specific guidance in ASC 606 to their leasing transactions (e.g., for a lessor's allocation of the consideration in the contract). Therefore, an entity that adopts the new leasing guidance before it adopts the new revenue guidance may need to apply certain concepts in ASC 606 when accounting for leases. Alternatively, entities may adopt ASC 606 before ASC 842. ASU 2014-09, the update that created ASC 606, included consequential amendments to ASC 840 that require both the purchaser (lessee) and supplier (lessor) to apply the allocation guidance in ASC 606 to multiple-element arrangements that contain a lease.

In either circumstance (i.e., adopting ASC 606 before ASC 842 or adopting ASC 842 before ASC 606), questions have arisen about whether there is a requirement to reallocate contract consideration among lease and non-lease elements in an existing contract upon adoption of ASC 606. Reallocating consideration for existing contracts could result in revisions to the accounting for the existing lease element under ASC 840 (e.g., lease classification may be affected). The FASB clarified at a June 2017 Board meeting that it did not intend for an entity to revisit the allocation of contract consideration to lease components for existing unmodified contracts upon the adoption of ASC 606 or ASC 842, except when lease classification changes upon the adoption of ASC 842.

Questions also have arisen about the accounting for certain maintenance activities. Under ASC 840, certain maintenance activities are considered executory costs (i.e., a lease element). However, under ASC 842, payments for maintenance activities, including common area maintenance (e.g., cleaning a lobby of a building, removing snow from a parking lot for employees and customers), will instead be considered non-lease components and will be accounted for under ASC 606 by lessors (refer to section 1.4.2.1, *Executory costs*).

We believe upon adoption of ASC 606 a lessor would not be required to separate maintenance activities from the lease element. Upon adoption of ASC 842, a lessor's accounting for such activities will depend on whether the lease classification changes. If lease classification does not change upon adoption of ASC 842 (e.g., an operating lease under ASC 840 remains an operating lease under ASC 842), a lessor generally runs out its existing ASC 840 accounting (i.e., the lessor continues to account for maintenance costs as executory costs under ASC 840). In contrast, if classification changes (e.g., an operating lease under ASC 840 becomes a direct financing lease under ASC 842), the lessor will apply concepts from ASC 842 in transition, including the guidance on accounting for the non-lease maintenance components. Refer to section 11.4, *Lessor transition*, for further discussion of accounting for existing leases in transition.

11.2 Transition (updated March 2019)

Excerpt from Accounting Standards Codification

Leases – Overall

Transition and Open Effective Date Information

842-10-65-1

- c. In the financial statements in which an entity first applies the pending content that links to this paragraph, the entity shall recognize and measure **leases** within the scope of the pending content that links to this paragraph that exist at the application date, as determined by the transition method that the entity elects. An entity shall apply the pending content that links to this paragraph using one of the following two methods:
1. Retrospectively to each prior reporting period presented in the financial statements with the cumulative effect of initially applying the pending content that links to this paragraph recognized at the beginning of the earliest comparative period presented, subject to the guidance in (d) through (gg). Under this transition method, the application date shall be the later of the beginning of the earliest period presented in the financial statements and the **commencement date of the lease**.
 2. Retrospectively at the beginning of the period of adoption through a cumulative-effect adjustment, subject to the guidance in (d) through (gg). Under this transition method, the application date shall be the beginning of the reporting period in which the entity first applies the pending content that links to this paragraph.
- d. An entity shall adjust equity and, if the entity elects the transition method in (c)(1), the other comparative amounts disclosed for each prior period presented in the financial statements, as if the pending content that links to this paragraph had always been applied, subject to the requirements in (e) through (gg).
- e. If a **lessee** elects not to apply the recognition and measurement requirements in the pending content that links to this paragraph to **short-term leases**, the lessee shall not apply the approach described in (k) through (t) to short-term leases.

See Examples 28 through 29 (paragraphs 842-10-55-243 through 55-254) for illustrations of the transition requirements for an entity that applies the pending content that links to this paragraph in accordance with (c)(1).

Entities are required to adopt ASC 842 using a modified retrospective transition method, as illustrated below. Full retrospective transition is prohibited. Upon the adoption of ASC 842, an entity applies the standard's transition provisions at one of the following application dates:

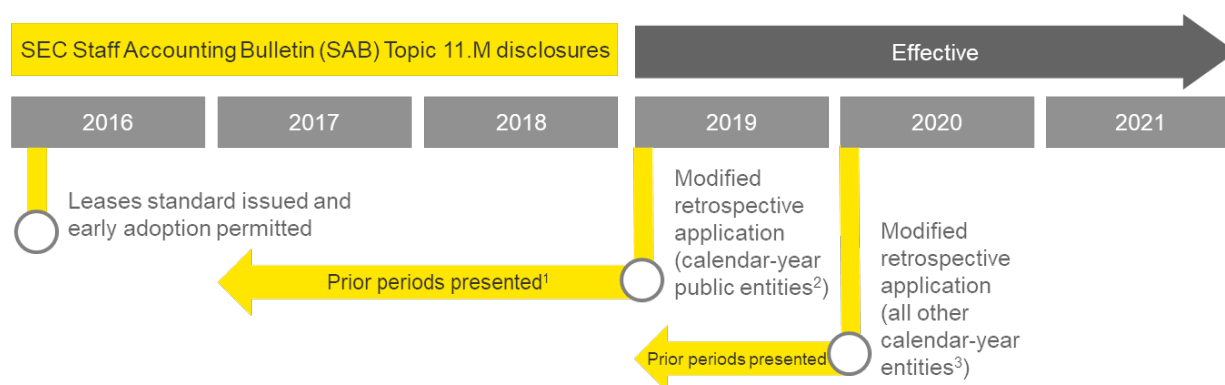
- ▶ The later of (1) the beginning of the earliest comparative period presented in the financial statements and (2) the commencement date of the lease
- ▶ The beginning of the period of adoption (i.e., on the effective date)

This choice affects only the timing of when an entity applies the transition provisions. All entities are required to apply the same modified retrospective transition method to existing leases.

An entity that applies the transition provisions at the beginning of the earliest comparative period records its cumulative adjustment to retained earnings at the beginning of the earliest period presented. As illustrated below, a calendar year-end entity that adopts the standard on 1 January 2019 and presents three years of financial statements applies the transition provisions on 1 January 2017 (i.e., the beginning of the earliest comparative period presented).

An entity that applies the transition provisions at the beginning of the period of adoption records its cumulative adjustment to the opening balance of retained earnings in the period of adoption rather than in the earliest period presented (i.e., 1 January 2019 for a calendar year-end entity that adopts the standard on that date). In this case, an entity continues to apply the legacy guidance in ASC 840, including its disclosure requirements, in the comparative periods presented in the year it adopts the standard.

The amount of each entity's cumulative effect adjustment to retained earnings will depend on when the entity elects to apply the transition provisions. Regardless of when an entity applies the transition provisions, entities are required to apply different recognition and measurement requirements in the post-adoption period to leases they entered into before the effective date and those they enter into after the effective date.



¹ An entity that applies the transition provisions at the beginning of the period of adoption does not retrospectively adjust the prior periods presented. That is, it continues to apply ASC 840 in those periods.

² Public entities include public business entities and certain not-for-profit entities and employee benefit plans.

³ Assumes two years of comparative financial statements are presented.

Lessees that make an accounting policy election (by class of underlying asset to which the right of use relates) to apply the short-term lease exception do not apply the lessee transition provisions discussed in section 11.3, *Lessee transition*, to qualifying leases. Refer to section 4.1.1, *Short-term leases*, for a discussion of identifying a short-term lease.

The modified retrospective transition method generally results in an entity applying concepts from both ASC 840 and ASC 842 to certain leases that existed before the effective date. For example, a lessee that classified a lease as an operating lease under ASC 840 will use its remaining minimum rental payments as defined under ASC 840 and a discount rate determined at the later of the date of initial application or the lease commencement date to initially measure its lease liability and right-of-use asset (refer to section 11.3, *Lessee transition*). The lessee would continue to apply the transition accounting until certain lease modifications or remeasurement events occur following the effective date. As a result, an entity could be required to continue applying guidance from ASC 840 to certain existing leases after the effective date of ASC 842.

Targeted improvements (ASU 2018-11)

Excerpt from Accounting Standards Codification

Leases – Overall

Transition and Open Effective Date Information

842-10-65-2

The following represents the transition and effective date information related to Accounting Standards Update No. 2018-11, *Leases (Topic 842): Targeted Improvements*:

- a. An entity that has not yet adopted the pending content that links to paragraph 842-10-65-1 shall apply the pending content that links to paragraph 842-10-65-2, by class of underlying asset, to all new and existing **leases** when the entity first applies the pending content that links to paragraph 842-10-65-1 and shall apply the same transition method elected for the pending content that links to paragraph 842-10-65-1.
- b. An entity that has adopted the pending content that links to paragraph 842-10-65-1 shall apply the pending content that links to this paragraph, by class of underlying asset, to all new and existing leases either:
 1. In the first reporting period following the issuance of the pending content that links to paragraph 842-10-65-2
 2. At the original effective date of this Topic for that entity as determined in paragraph 842-10-65-1(a) and (b).
- c. An entity that has adopted the pending content that links to paragraph 842-10-65-1 shall apply the pending content that links to this paragraph, by class of underlying asset, to all new and existing leases either:
 1. Retrospectively to all prior periods beginning with the fiscal years in which the pending content that links to paragraph 842-10-65-1 was initially applied
 2. Prospectively.

ASU 2018-11, *Targeted Improvements*, provides a practical expedient that allows lessors to elect, by class of underlying asset, to not separate lease and associated non-lease components if certain criteria are met (refer to section 1.4.2.4, *Practical expedient to not separate lease and non-lease components – lessors*). Paragraph 842-10-65-2 provides the transition provisions for the guidance related to this lessor practical expedient. The amendments apply to new and existing leases and have the same effective date and transition requirements as the new leases standard for entities that have not yet adopted the standard. Entities that early adopted the new leases standard may apply the amendments in the first reporting period following the issuance of ASU 2018-11 or on the date they would have been required to adopt ASC 842. For example, a calendar-year end public business entity that early adopted the new leases standard could adopt these amendments in its fourth interim period (i.e., the first reporting period following the issuance of ASU 2018-11 in July 2018) or in third interim period of 2018 if it applies it as of the entity's original effective date of 1 January 2018). Entities that early adopted the new leases standard may apply the amendments either retrospectively or prospectively.

Narrow-scope improvements for lessors (ASU 2018-20)

Excerpt from Accounting Standards Codification

Leases – Overall

Transition and Open Effective Date Information

Transition Related to Accounting Standards Update No. 2018-20, Leases (Topic 842): Narrow-Scope Improvements for Lessors

842-10-65-3

The following represents the transition and effective date information related to Accounting Standards Update No. 2018-20, *Leases (Topic 842): Narrow-Scope Improvements for Lessors*:

- a. An entity that has not yet adopted the pending content that links to paragraph 842-10-65-1 shall apply the pending content that links to this paragraph to all new and existing **leases** when the entity first applies the pending content that links to paragraph 842-10-65-1 and shall apply the same transition method elected for the pending content that links to paragraph 842-10-65-1.
- b. An entity that has adopted the pending content that links to paragraph 842-10-65-1 before the issuance of the pending content that links to this paragraph shall adopt the pending content that links to this paragraph to all new and existing leases at the original effective date of this Topic for that entity as determined in paragraph 842-10-65-1(a) through (b). Alternatively, an entity that has adopted the pending content that links to paragraph 842-10-65-1 may adopt the pending content that links to this paragraph to all new and existing leases either:
 1. In the first reporting period ending after the issuance of the pending content that links to this paragraph
 2. In the first reporting period beginning after the issuance of the pending content that links to this paragraph.
- c. An entity that has adopted the pending content that links to paragraph 842-10-65-1 before the issuance of the pending content that links to this paragraph shall apply the pending content that links to this paragraph to all new and existing leases either:
 1. Retrospectively to all prior periods beginning with the fiscal years in which the pending content that links to paragraph 842-10-65-1 was initially applied
 2. Prospectively.

The FASB issued ASU 2018-20, *Narrow-Scope Improvements for Lessors*, which amended ASC 842 to allow lessors to make an accounting policy election not to evaluate whether sales taxes and similar taxes imposed by a governmental authority on a specific lease revenue-producing transaction and collected by the lessor from the lessee are the primary obligation of the lessor as owner of the underlying leased asset. A lessor that makes this election must exclude from the consideration in the contract and from variable payments not included in the consideration in the contract all taxes within the scope of the election and make additional disclosures. The amendments also require a lessor to exclude lessor costs paid directly by a lessee to third parties on the lessor's behalf from variable payments, but lessor costs that are paid by the lessor and reimbursed by the lessee are required to be included in variable payments. Refer to section 1.4.4, *Determining, allocating and reassessing the consideration in the contract – lessors*, for further discussion.

The amendments also clarify that when lessors allocate variable payments to lease and non-lease components they are required to follow the recognition guidance in ASC 842 for the lease component and other applicable guidance, such as ASC 606, for the non-lease component. Refer to section 1.4.4.3, *Allocating variable payments – lessors*, for further discussion.

The amendments in ASU 2018-20 have the same effective date and transition requirements as the new leases standard for entities that have not yet adopted the standard. Entities that early adopted the new leases standard can apply the amendments at the original effective date or, alternatively, either in the first reporting period ending after the amendments were issued or in the first reporting period following the issuance of the amendment. For example, because the amendments were issued in December 2018, a calendar-year end public business entity that early adopted the new leases standard could adopt these amendments in its fourth interim period of 2018 or the first interim period of 2019. Entities that early adopted the new leases standard may apply these amendments either retrospectively or prospectively.

Codification Improvements (ASU 2019-01)

Excerpt from Accounting Standards Codification

Leases – Overall

Transition and Open Effective Date Information

Transition Related to Accounting Standards Update No. 2019-01, Leases (Topic 842): Codification Improvements

842-10-65-4

The following represents the transition and effective date information related to Accounting Standards Update No. 2019-01, *Leases (Topic 842): Codification Improvements*:

- a. All entities within the scope of paragraph 842-10-65-1(a) shall apply the pending content that links to this paragraph for financial statements issued for fiscal years beginning after December 15, 2019, and interim periods within those fiscal years. All other entities shall apply the pending content that links to this paragraph for financial statements issued for fiscal years beginning after December 15, 2019, and interim periods within fiscal years beginning after December 15, 2020. Early application is permitted.
- b. An entity shall apply the pending content that links to this paragraph as of the date that it first applied the pending content that links to paragraph 842-10-65-1 and shall apply the same transition method elected for the pending content that links to paragraph 842-10-65-1 in accordance with paragraph 842-10-65-1(c).

The FASB issued ASU 2019-01, *Codification Improvements*, which added guidance to ASC 842 that is similar to the guidance in ASC 840-10-55-44 and states that, for lessors that are not manufacturers or dealers, the fair value of the underlying asset is their cost, less any volume or trade discounts. However, if there is a significant amount of time between the acquisition of the underlying asset and lease commencement, a lessor would have to measure the fair value using the guidance in ASC 820. Refer to section 2.8, *Fair value*, for further discussion.

The amendments also clarified that lessors in the scope of ASC 942 must classify principal payments received from sales-type and direct financing leases in investing activities in the statement of cash flows. Refer to section 5.8, *Presentation*, for further discussion.

The amendments on the fair value exception and on the presentation on the statement of cash flows are effective for public business entities, certain not-for-profit entities and certain employee benefit plans for fiscal years beginning after 15 December 2019, and interim periods within those fiscal years. For all other entities, the amendments are effective for fiscal years beginning after 15 December 2019, and interim periods beginning after 15 December 2020. Early adoption is permitted. The amendments are applied at the date that an entity first applied or applies ASC 842 and have the same transition requirements as the new leases standard.

11.2.1 SEC reporting considerations

Presentation of selected financial data

At the 21 March 2016 SEC Regulations Committee Joint Meeting with SEC staff, the staff indicated that the selected financial data table (Item 301 of Regulation S-K) should follow the transition provisions of ASU 2016-02. For example, an SEC registrant that applies the transition provisions at the beginning of the earliest comparative period presented and files a 10-K for the year ending 31 December 2019 will record a cumulative effect of adoption at the beginning of the earliest comparative period presented in the financial statements (i.e., 1 January 2017). That registrant will not be required to apply the new leasing standard in the selected financial data table for periods prior to 1 January 2017 (i.e., 2016 and 2015). An SEC registrant that applies the transition provisions at the beginning of the period of adoption and files a 10-K for the year ending 31 December 2019 will record a cumulative effect of adoption at the effective date (i.e., 1 January 2019). We believe the registrant will not be required to apply the new leases standard in the selected financial data table for periods prior to 1 January 2019 (i.e., 2015 through 2018). Consistent with Instruction 2 to S-K Item 301, the registrant should disclose the lack of comparability of the data presented in the financial data table (if material).

Registration statements in the year of adoption

The SEC staff in the Division of Corporation Finance also updated its Financial Reporting Manual to add its view that the date of initial application for purposes of the new leases standard would not change if a registrant is required to provide financial statements for earlier periods when issuing retrospectively revised financial statements for a registration statement filed in the year of adoption. For example, assume an entity adopts ASC 842 effective 1 January 2019, applies the transition provisions at the beginning of the earliest comparative period presented (i.e., 1 January 2017) and files its 10-Q for the first quarter in April 2019. That entity then files a new registration statement in May 2019 that includes the financial statements for the years ended 31 December 2016, 2017 and 2018. The SEC staff's Financial Reporting Manual clarifies that the entity would not be required to adjust its date of initial application to 1 January 2016 as a result of reissuing its 2016 financial statements in a new registration statement following adoption of the new guidance. We believe an entity that applies the transition provisions at the beginning of the period of adoption (i.e., 1 January 2019) also would not be required to adjust its date of initial application to 1 January 2016.

Effective date for certain PBEs

Excerpt from Accounting Standards Codification

Leases – Overall

Transition and Open Effective Date Information

SEC Staff Guidance

SEC Staff Announcement: Transition Related to Accounting Standards Updates No. 2014-09 and 2016-02

842-10-S65-1

The following is the text of SEC Staff Announcement: Transition Related to Accounting Standards Updates No. 2014-09 and 2016-02.

FASB Accounting Standards Updates No. 2014-09, *Revenue from Contracts with Customers (Topic 606)*, issued in May 2014 and codified in ASC Topic 606, *Revenue from Contracts with Customers*, and No. 2016-02, *Leases (Topic 842)*, issued in February 2016 and codified in ASC Topic 842, *Leases*, provide effective dates that differ for (1) **public business entities** and certain other specified entities and (2) all other entities. The SEC staff has received inquiries from stakeholders regarding the application of the effective dates of ASC Topic 606 and ASC Topic 842 for a public business entity^{FN1} that otherwise would not meet the definition of a public business entity except for a requirement to include or the inclusion of its financial statements or financial information in another entity's filing with the SEC.

The transition provisions in ASC Topic 606 require that a public business entity and certain other specified entities adopt ASC Topic 606 for annual reporting periods beginning after December 15, 2017, including interim reporting periods within that reporting period.^{FN2} All other entities are required to adopt ASC Topic 606 for annual reporting periods beginning after December 15, 2018, and interim reporting periods within annual reporting periods beginning after December 15, 2019.

The transition provisions in ASC Topic 842 require that a public business entity and certain other specified entities adopt ASC Topic 842 for fiscal years beginning after December 15, 2018, and interim periods within those fiscal years.^{FN3} All other entities are required to adopt ASC Topic 842 for fiscal years beginning after December 15, 2019, and interim periods within fiscal years beginning after December 15, 2020.

In response to the stakeholder inquiries outlined above, the SEC staff would not object to a public business entity that otherwise would not meet the definition of a public business entity except for a requirement to include or the inclusion of its financial statements or financial information in another entity's filing with the SEC adopting (1) ASC Topic 606 for annual reporting periods beginning after December 15, 2018, and interim reporting periods within annual reporting periods beginning after December 15, 2019, and (2) ASC Topic 842 for fiscal years beginning after December 15, 2019, and interim periods within fiscal years beginning after December 15, 2020.

A public business entity that otherwise would not meet the definition of a public business entity except for a requirement to include or the inclusion of its financial statements or financial information in another entity's filing with the SEC may still elect to adopt ASC Topic 606 and ASC Topic 842 according to the public business entity effective dates outlined above.

This announcement is applicable only to public business entities that otherwise would not meet the definition of a public business entity except for a requirement to include or the inclusion of its financial statements or financial information in another entity's filing with the SEC. This announcement is not applicable to other public business entities.

FN 1 The definition of *Public Business Entity* in the FASB's ASC Master Glossary states, in part, the following:

A public business entity is a business entity meeting any one of the criteria below ...

- a. It is required by the U.S. Securities and Exchange Commission (SEC) to file or furnish financial statements, or does file or furnish financial statements (including voluntary filers), with the SEC (including other entities whose financial statements or financial information are required to be or are included in a filing) ...

An entity may meet the definition of a public business entity solely because its financial statements or financial information is included in another entity's filing with the SEC. In that case, the entity is only a public business entity for purposes of financial statements that are filed or furnished with the SEC.

FN 2 Early adoption of ASC Topic 606 is permitted for public business entities and certain other specified entities only as of annual reporting periods beginning after December 15, 2016, including interim reporting periods within that reporting period.

FN 3 Early adoption of ASC Topic 842 is permitted for public business entities and certain other specified entities, as well as for all other entities.

At the 20 July 2017 EITF meeting, the SEC Observer said that the SEC staff would not object if entities that meet the definition of a PBE only because their financial statements or financial information are included in another entity's SEC filing adopt the new leases standard using the effective date for nonpublic entities (see section 11.1, *Effective date*) rather than the effective date for public entities. The SEC Observer comments have been codified in ASC 842-10-S65-1.

This relief generally would apply to PBEs whose financial statements or summarized financial information is included in a registrant's filing under:

- ▶ Rule 3-05 of Regulation S-X, *Financial statements of businesses acquired or to be acquired*
- ▶ Rule 3-09 of Regulation S-X, *Separate financial statements of subsidiaries not consolidated and 50 percent or less owned persons*
- ▶ Rule 3-14 of Regulation S-X, *Special instructions for real estate operations to be acquired*
- ▶ Rule 3-16 of Regulation S-X, *Financial statements of affiliates whose securities collateralize an issue registered or being registered*
- ▶ Rule 4-08(g) of Regulation S-X, *Summarized financial information of subsidiaries not consolidated and 50 percent or less owned persons*

The relief also generally would apply to PBEs that present summarized information under Rule 10-01(b)(1) of Regulation S-X and to smaller reporting companies that present other entity financial statements and financial information under Article 8 of Regulation S-X.

11.2.2

Transition practical expedients

Excerpt from Accounting Standards Codification**Leases – Overall***Transition and Open Effective Date Information***842-10-65-1**

- f. An entity may elect the following practical expedients, which must be elected as a package and applied consistently by an entity to all of its leases (including those for which the entity is a lessee or a **lessor**), when applying the pending content that links to this paragraph to leases that commenced before the effective date:
1. An entity need not reassess whether any expired or existing **contracts** are or contain leases.
 2. An entity need not reassess the lease classification for any expired or existing leases (for example, all existing leases that were classified as **operating leases** in accordance with Topic 840 will be classified as operating leases, and all existing leases that were classified as capital leases in accordance with Topic 840 will be classified as **finance leases**).
 3. An entity need not reassess **initial direct costs** for any existing leases.
- g. An entity also may elect a practical expedient, which must be applied consistently by an entity to all of its leases (including those for which the entity is a lessee or a lessor) to use hindsight in determining the **lease term** (that is, when considering lessee options to extend or terminate the lease and to purchase the **underlying asset**) and in assessing impairment of the entity's **right-of-use assets**. This practical expedient may be elected separately or in conjunction with either one or both of the practical expedients in (f) and (gg).
- gg. An entity also may elect a practical expedient to not assess whether existing or expired land easements that were not previously accounted for as leases under Topic 840 are or contain a lease under this Topic. For purposes of (gg), a land easement (also commonly referred to as a right of way) refers to a right to use, access, or cross another entity's land for a specified purpose. This practical expedient shall be applied consistently by an entity to all its existing and expired land easements that were not previously accounted for as leases under Topic 840. This practical expedient may be elected separately or in conjunction with either one or both of the practical expedients in (f) and (g). An entity that elects this practical expedient for existing or expired land easements shall apply the pending content that links to this paragraph to land easements entered into (or modified) on or after the date that the entity first applies the pending content that links to this paragraph as described in (a) and (b). An entity that previously accounted for existing or expired land easements as leases under Topic 840 shall not be eligible for this practical expedient for those land easements.

The package of practical expedients

Lessees and lessors are permitted to make an election to apply a package of practical expedients that allow them not to reassess:

1. Whether any expired or existing contracts are or contain leases. Because ASC 840's accounting for operating leases and service contracts is similar, entities may not have always focused on determining whether an arrangement is or contains a lease or is a service contract. Some entities may need to revisit assessments made under ASC 840 because, under ASC 842, most operating leases are recognized on lessees' balance sheets, and the effects of accounting for an arrangement as a service instead of a lease may be material. The FASB noted in the Basis for Conclusions (BC 393 (a)) of ASU 2016-02 that the practical expedient that permits entities not to reassess whether any expired or existing contracts contain leases does not grandfather incorrect assessments made under ASC 840 (i.e., the practical expedient applies only to arrangements that were appropriately assessed under ASC 840).

2. Lease classification for any expired or existing leases.
3. Initial direct costs for any expired or existing leases (i.e., whether those costs qualify for capitalization under ASC 842).

These three practical expedients must be elected as a package and must be consistently applied to all leases. An entity cannot choose which of the individual practical expedients to apply or which leases to apply them to (i.e., an entity must apply all three of these practical expedients to all leases or apply none of them).

The hindsight practical expedient

Entities are also permitted to make an election to use hindsight when determining lease term (i.e., evaluating a lessee's option to renew or terminate the lease or to purchase the underlying asset) and assessing impairment of right-of-use assets (lessees only).

Entities would consider all facts and circumstances that have changed, through the effective date, in applying hindsight. However, entities would not consider events that occurred after the effective date, but prior to the first time it issues its financial statements reflecting the adoption of ASC 842 (i.e., hindsight only extends to the effective date). The hindsight practical expedient may be elected separately or in conjunction with the package of practical expedients described above. An entity must apply this practical expedient to all leases or apply it to none of them.

Entities that apply the transition provisions as of the beginning of the earliest comparative period presented would not apply the hindsight practical expedient to contract modifications that occur between the beginning of the earliest comparative period presented and the effective date. For example, if between the beginning of the earliest comparative period presented and the effective date an entity modifies a lease to extend the term and the original lease did not include a renewal option, the entity would not adjust its lease term at the beginning of the earliest comparative period presented and would instead account for the lease modification when it occurs.

If the entity does not elect to apply the package of practical expedients, the assessment of lease classification could be affected by a change in lease term if the entity elects to apply the hindsight practical expedient. The use of the hindsight practical expedient only impacts lease classification if the package of practical expedients is not elected.

If an entity elects to apply the hindsight practical expedient, the revised lease term determines whether the entity can apply short-term lease accounting to that lease if the policy election is made for the class of underlying asset to which the lease relates (refer to section 4.1.1, *Short-term leases*). If, as a result of applying hindsight, the entity concludes the lease term is more than 12 months, the lessee would not apply short-term lease accounting.

Easements practical expedient

The FASB issued a final ASU to provide an optional transition practical expedient that permits an entity to continue applying its ASC 840 policy for accounting for land easements that existed as of, or expired before, the effective date of ASU 842. An entity that elects the practical expedient will apply it to all of its existing or expired land easements that were not previously accounted for under today's lease guidance. Entities that elect the practical expedient will still need to evaluate whether land easements entered into or modified on or after the effective date meet the definition of a lease under ASC 842. The final ASU also clarifies that for all land easements not subject to the optional practical expedient, an entity will evaluate whether land easements are leases under ASC 842 before applying the intangible assets guidance in ASC 350-30. The effective date and transition requirements are the same as those for ASC 842 (refer to section 11.1, *Effective date*).

11.2.3 Reassessment of lease classification

An entity that does not elect to apply the package of practical expedients does the following as of the lease commencement date (or most recent modification that does not result in a separate new lease):

- ▶ Reassesses lease classification by applying all of the guidance in ASC 842 relevant to determining lease classification (refer to section 3, *Lease classification*).
- ▶ Applies the relevant transition provisions based on the lease classification under ASC 840 and ASC 842. This may require the entity to apply concepts from both ASC 840 and ASC 842 (refer to sections 11.3, *Lessee transition*, and 11.4, *Lessor transition*).

The discount rate used to determine lease classification may differ from the rate used to measure the lease liability for leases previously classified as operating leases, depending on the approach used by the entity (i.e., the lessee may elect to determine the discount rate based on the remaining lease term from the date of initial application or the full lease term). Refer to section 11.3.3b, *Discount rates – leases previously classified as operating leases under ASC 840 – lessee*.

An entity may separately elect to apply the hindsight practical expedient to all leases (refer to section 11.2.2, *Transition practical expedients*). If, as a result of applying hindsight the entity concludes the lease term should change, the entity uses the revised lease term to reassess lease classification and for initial and subsequent measurement.

11.2.4 Impairment of right-of-use assets prior to the effective date (updated January 2019)

Questions have been raised about whether the lessee should reevaluate the asset group that includes the operating lease for impairment. At a November 2016 Board meeting, the Board stated that a right-of-use asset related to an operating lease need not be evaluated for impairment under ASC 360 until the effective date of ASC 842, even though a right-of-use asset may be recognized on the beginning of the earliest period presented if that entity applies the transition provisions as of the beginning of the earliest comparative period presented. As a result, lessees that apply the transition provisions as of the beginning of the earliest period presented should not reassess the measurement and allocation of impairment losses recognized prior to the effective date when a right-of-use asset is recognized upon the adoption of ASC 842 (i.e., the amount of loss recognized within an asset group and the loss allocated to individual long-lived assets within the group would not change as a result of adopting ASC 842, even if the loss occurred after the date of initial application and before the effective date). The FASB indicated that it intended to limit the need for dual record-keeping during the transition period (i.e., prior to the effective date).

Impairment indicators exist at the effective date

Regardless of the date the entity first applies ASC 842, at the effective date, a lessee's right-of-use assets are subject to the impairment guidance in ASC 360.

ASC 360 requires an analysis of impairment indicators at each reporting period for assets held for use. The testing for and evaluation of impairment of a long-lived asset is performed at the asset or asset-group level depending on the facts and circumstances. If any indicators of impairment are present, a recoverability test using entity-specific undiscounted cash flows is performed. If the asset or asset group fails the recoverability test, ASC 360 requires a fair value test. Under ASC 842, if an impairment loss is recognized for a right-of-use asset, the adjusted carrying amount of a right-of-use asset would be its new accounting basis. Consistent with ASC 360, the impairment test for right-of-use assets often will be performed at an asset-group level with any impairment allocated among the long-lived assets in accordance with ASC 360. For guidance on testing a lessee's right-of-use assets in operating and finance leases for impairment in accordance with ASC 360, refer to sections 4.2.5, *Impairment of right-of-use assets in operating leases*, and 4.3.4, *Impairment of right-of-use assets in finance leases*, respectively.

For entities that elect to apply ASC 842's transition provisions at the beginning of the period of adoption (e.g., 1 January 2019 for a calendar-year public business entity), if an indicator of impairment exists at the effective date and that indicator existed immediately prior to the effective date, we believe that any resulting impairment loss recognized for a newly recognized right-of-use asset at transition can be recorded as an adjustment to equity or to profit and loss at the beginning of the period of adoption.

For entities that elect to apply the transition provisions at the beginning of the earliest comparative period presented, if an indicator of impairment exists at the effective date and that indicator existed immediately prior to the effective date, we believe any resulting impairment loss recognized should be recorded to profit and loss on the effective date (e.g., 1 January 2019 for a calendar-year public business entity). We believe this view is consistent with the view expressed by the Board at the November 2016 Board meeting that lessees that apply the transition provisions as of the beginning of the earliest period presented should not reassess the measurement and allocation of impairment losses recognized prior to the effective date when a right-of-use asset is recognized upon the adoption of ASC 842.

Previously measured but unrecognized impairments

Under ASC 360, an impairment loss is measured as the amount by which the carrying amount of an asset group exceeds its fair value. An asset group includes long-lived assets and may include other assets and liabilities such as inventory and accounts payable. Although other assets and liabilities may be included in an asset group, the impairment loss for an asset group must reduce only the carrying amounts of the long-lived assets of the group. Also, the carrying amount of an individual long-lived asset may not be reduced below its fair value. As a result, additional impairments may have been measured but not recognized in the periods prior to the effective date of ASC 842.

In situations where an asset group would have included one or more right-of-use assets that were not recognized under ASC 840, questions have arisen regarding whether a lessee would be permitted to push back a previously unrecognized impairment relating to a right-of-use asset to a period before the effective date of ASC 842 if the condition or event giving rise to the impairment occurred before the effective date.

We believe that upon the adoption of ASC 842, an entity is permitted, but not required, to recognize the previously unrecognized impairment of a right-of-use asset in the period in which the impairment occurred. The impairment recognized would be limited to the lower of the following amounts:

- ▶ The amount of any previously incurred but unrecognized impairments within the asset group that includes the right-of-use asset
- ▶ The amount of the right-of-use asset recognized at initial measurement (that is, for entities applying the transition provisions at the beginning of the period of adoption, the amount of the right-of-use asset recognized at the beginning of the period of adoption or for entities applying the transition provisions at the beginning of the earliest comparative period presented, the amount of the right-of-use asset recognized at the later of (1) the beginning of the earliest period presented and (2) the commencement date of the lease)

For entities that elect to apply ASC 842's transition provisions at the beginning of the period of adoption (i.e., the effective date), we believe this guidance generally only applies if no indicator of impairment continues to exist at the effective date. In that case, the previously unrecognized impairment should be recorded as an adjustment to equity.

For entities that elect to apply the transition provisions at the beginning of the earliest comparative period presented, the previously unrecognized impairment recognized should be recorded in profit or loss in the comparative period in which the impairment loss occurred. If the impairment loss occurred prior to the earliest period presented, the impairment recognized should be recorded as an adjustment to equity as of the beginning of the earliest period presented.

A lessee would reduce only the carrying amount of the newly recognized right-of-use assets in the asset group and would not reallocate the impairment recognized among the other long-lived assets in the asset group because the carrying amounts of the long-lived assets in the asset group would have been impaired to the lowest allowable amount.

11.2.4.1 **Exit or disposal cost obligations under ASC 420 ('cease-use' liabilities)**

The new leases standard amended ASC 420 to exclude costs to terminate a contract that is a lease from the scope of ASC 420. Upon the adoption of ASC 842, guidance for accounting for terminations of all leases is included in ASC 842.

Prior to adopting ASC 842, a lessee may have ceased using the rights conveyed by an operating lease and recognized a liability in accordance with ASC 420. In this case, ASC 842's transition provisions require the lessee to adjust the initial measurement of the right-of-use asset related to such an operating lease by the carrying amount of an associated liability recognized in accordance with ASC 420. This guidance applies regardless of whether the lease, previously classified as an operating lease under ASC 840, is classified as an operating or finance lease under ASC 842 (refer to section 11.3.3, *Leases previously classified as operating leases under ASC 840 that are classified as operating leases under ASC 842 – lessee*, and section 11.3.3a, *Leases previously classified as operating leases under ASC 840 that are classified as finance leases under ASC 842 – lessee*, for further guidance). However, for a lease previously classified as an operating lease under ASC 840 that is classified as an operating lease under ASC 842, the lessee subsequently measures the right-of-use asset (after adjusting for the carrying amount of the ASC 420 liability) as if it had been impaired (refer to section 4.2.5.4, *Accounting for an operating lease after an impairment of right-of-use asset (single lease cost)*). As a result, the expense recognized following the adoption of ASC 842 includes amortization of the right-of-use asset, generally on a straight-line basis, as well as accretion of the lease liability, similar to the expense recognized for a finance lease.

When an entity ceased using the right conveyed by an operating lease contract within the scope of ASC 420, the entity was required to recognize a liability at fair value for costs that would continue to be incurred under a contract for its remaining term without economic benefit to the entity. In this case, ASC 420 required the fair value at the cease-use date to be determined based on remaining lease rentals, adjusted for the effects of any prepaid or deferred items recognized under the lease, and reduced by estimated sublease rentals that could be reasonably obtained for the property, even if the entity did not intend to enter into a sublease. Therefore, under ASC 420 a lessee may have ceased using the rights conveyed by an operating lease by abandoning the underlying asset or subleasing it.

Because the new leases standard amends ASC 420 to exclude costs to terminate a contract that is a lease from the scope of ASC 420, the concept of 'cease-use liabilities' for leases will no longer exist once an entity adopts ASC 842. Instead, the guidance in ASC 842 requires lessees evaluate operating and finance leases for impairment in accordance with ASC 360-10-35. If a lessee subleases an underlying asset, we believe the right-of-use asset should be evaluated as held and used in accordance with ASC 360 because ASC 842-10-15-17 states that economic benefits from using an asset includes subleasing the asset. That is, we believe an asset that is subleased is held and used and has not been abandoned by the sublessor. Refer to section 4.8.10, *Exit or disposal cost obligations under ASC 420 ('cease-use' liabilities)*, for further discussion of how a lessee may evaluate exit or disposal cost obligations following the adoption of ASC 842.

In accordance with ASC 360, a long-lived asset to be disposed of by abandonment is considered held and used until the long-lived asset is abandoned. Because a decision to abandon a long-lived asset before the end of the lease term is akin to a decision to dispose of a long-lived asset before the initially intended date, the decision to abandon the asset would be viewed as an indicator of impairment for a held and used long-lived asset. However, as noted in section 11.2.4, *Impairment of right-of-use assets prior to the effective date*, lessees that apply the transition provisions as of the beginning of the earliest period presented should not

reassess the measurement and allocation of previously recognized impairment losses that were recognized prior to the effective date when a right-of-use asset is recognized upon the adoption of ASC 842. A lessee that commits to a plan to abandon a right-of-use asset in the future but before the end of the lease term should update its estimate of the useful life of any remaining recognized right-of-use asset. As a reminder, we believe an asset that is subleased is held and used and has not been abandoned by the sublessor.

Lessee elects to apply ASC 842's transition provisions at the beginning of the period of adoption – cease use occurred prior to the beginning of the period of adoption

If a lessee elects to apply ASC 842's transition provisions at the beginning of the period of adoption (i.e., the effective date), it initially measures the right-of-use asset for an existing operating lease at the beginning of the period of adoption, adjusting for the carrying amount of an associated liability recognized in accordance with ASC 420 at that date. Unless the lessee elects to use hindsight practical expedient, the lessee would not adjust its lease term at the beginning of the period of adoption.

However, if the lessee ceased using the rights conveyed by an operating lease by subleasing the underlying asset and the asset continues to be subleased at the beginning of the period of adoption, we believe the lessee should consider whether any impairment indicators exist at the effective date and should update its estimate of the useful life of any remaining recognized right-of-use asset in accordance with ASC 360 unless the lessee continues to sublease the asset through the remaining lease term. If the lessee ceased using the rights conveyed by an operating lease by abandoning the underlying asset before the beginning of the period of adoption, the remaining useful life of the right-of-use asset is zero. Therefore, if the abandoned right-of-use asset is measured at an amount greater than zero after applying the transition guidance, we believe the carrying amount of the right-of-use asset should be reduced to zero as of the effective date with an adjustment recorded to equity.

Lessee elects to apply ASC 842's transition provisions at the beginning of the earliest comparative period presented – cease use occurred prior to the beginning of the earliest comparative period presented

If a lessee elects to apply ASC 842's transition provisions at the beginning of the earliest comparative period presented, it initially measures its right-of-use asset for an existing operating lease at the later of (1) the beginning of the earliest comparative period presented or (2) the commencement date of the lease (prior to the effective date). Therefore, if a lessee ceased using the rights conveyed by an operating lease prior to the beginning of the earliest comparative period presented, it initially measures the right-of-use asset for an existing operating lease at the beginning of the earliest comparative period presented, adjusting for the carrying amount of an associated liability recognized in accordance with ASC 420 at that date. Unless the lessee elects to use hindsight practical expedient, the lessee would not adjust its lease term at the beginning of the earliest comparative period presented.

However, if the lessee ceased using the rights conveyed by an operating lease by subleasing the underlying asset and the asset continued to be subleased at the beginning of the earliest comparative period presented, we believe the lessee should update its estimate of the useful life of any remaining recognized right-of-use asset in accordance with the guidance in ASC 360 for long-lived assets that are held and used unless the lessee continued to sublease the asset through the remaining lease term. If the lessee ceased using the rights conveyed by an operating lease by abandoning the underlying asset before the beginning of the earliest comparative period presented, the remaining useful life of the right-of-use asset is zero. Therefore, if the abandoned right-of-use asset is measured at an amount greater than zero after applying the transition guidance, we believe the carrying amount of the right-of-use asset should be reduced to zero as of the beginning of the earliest period presented with an adjustment recorded to equity.

Lessee elects to apply ASC 842's transition provisions at the beginning of the earliest comparative period presented – lease commenced prior to the beginning of the earliest comparative period presented and the cease use occurred after the beginning of the earliest comparative period presented and before the effective date

If an existing operating lease commenced prior to the beginning of the earliest comparative period presented, and the lessee ceased using the rights conveyed by an operating lease after the beginning of the earliest comparative period presented and before the effective date, the lessee should reverse the accounting entries that were recorded during the comparative periods for the ASC 420 cease-use liability. In this case, the lessee should initially measure its right-of-use asset at the beginning of the earliest comparative period presented and subsequently account for the right-of-use asset (and lease liability) in accordance with ASC 842's transition provisions. Unless the lessee elects to use hindsight, the lessee would not adjust its lease term at the beginning of the earliest comparative period presented. However, in accordance with ASC 360-10, we believe the lessee should update its estimate of the useful life of any remaining recognized right-of-use asset unless the lessee continues to sublease the asset through the remaining lease term. If the lessee ceased using the rights conveyed by an operating lease by abandoning the underlying asset, we believe the lessee should update its estimate of the useful life of any remaining recognized right-of-use asset at the later of the beginning of the earliest period presented and the date when the lessee committed to a plan to abandon the right-of-use asset. In this case, the right-of-use asset should be amortized to zero to the date of abandonment.

Lessee elects to apply ASC 842's transition provisions at the beginning of the earliest comparative period presented – lease commenced after the beginning of the earliest period presented and the cease use occurred before the effective date

If an existing operating lease commenced after the beginning of the earliest comparative period presented but before the effective date, and the lessee ceased using the rights conveyed by the operating lease before the effective date, the lessee should reverse the accounting entries that were recorded during the comparative periods for the ASC 420 cease-use liability. In this case, the lessee should initially measure its right-of-use asset at the commencement date of the lease and subsequently account for the right-of-use asset (and lease liability) in accordance with ASC 842's transition provisions. Unless the lessee elects to use hindsight, the lessee would not adjust its lease term. However, in accordance with ASC 360-10, we believe the lessee should update its estimate of the useful life of any remaining recognized right-of-use asset unless the lessee continues to sublease the asset through the remaining lease term. If the lessee ceased using the rights conveyed by an operating lease by abandoning the underlying asset, we believe the lessee should update its estimate of the useful life of any remaining recognized right-of-use asset when the lessee committed to a plan to abandon the right-of-use asset. In this case, the right-of-use asset should be amortized to zero to the date of abandonment.

11.2.5 Arrangements agreed to or committed to before the reporting period beginning after 28 May 2003

Under EITF 01-8, *Determining whether an arrangement contains a lease*, arrangements that were agreed to or committed to before the beginning of the reporting period beginning after 28 May 2003 (and not subsequently modified or acquired in a business combination) were grandfathered from determining whether the arrangement contains a lease in the context of ASC 840. Although ASC 842 does not specifically retain this exception, we believe if an entity elects to apply the package of practical expedients to all leases as discussed in section 11.2.2, *Transition practical expedients*, the entity would not reassess whether those grandfathered arrangements are or contain leases. If an entity does not elect to apply the package of practical expedients, it is required to reassess all contracts using the provisions of ASC 842, including those grandfathered by EITF 01-8, to determine if they are or contain leases.

11.2.6 Arrangements entered into before the effective date that commence after the effective date

ASC 840 requires entities to determine whether an arrangement is or contains a lease and to assess lease classification at the inception date of an arrangement. A lease is then accounted for beginning on its commencement date. The transition provisions in ASC 842 provide guidance for accounting for leases that commenced prior to the effective date.

The guidance does not address how to account for leases that were classified on an inception date before the effective date of ASC 842 but did not commence until after the effective date. For these leases, we believe the lease should be accounted for using the guidance in ASC 842 for leases that commence on or after the effective date rather than the transition provisions of ASC 842.

11.2.7 Application of ASC 842's and ASC 606's transition provisions for arrangements that no longer qualify as a lease

This section assumes a lessor does not elect the package of practical expedients and applies the transition provisions at the beginning of the earliest comparative period presented in the financial statements.

Questions have arisen about which revenue recognition guidance a lessor should apply to contracts that no longer meet the definition of a lease when it adopts ASC 842 if the lessor used the modified retrospective method to transition to ASC 606. We believe a lessor should apply the guidance in ASC 606 to these contracts beginning on the date it initially applied ASC 606. A lessor should apply the guidance in ASC 605 to contracts that no longer meet the definition of a lease before that date.

For example, Lessor adopted ASC 606 on 1 January 2018 using ASC 606's modified retrospective transition approach. Lessor applies the guidance in ASC 606 to all contracts in 2018 (i.e., the most current period presented in the financial statements) and recognizes the cumulative effect of initially applying ASC 606 to equity on 1 January 2018 (i.e., the date of initial application).

Lessor adopts ASC 842 on 1 January 2019 and elects to apply the standard's transition provisions at the beginning of the earliest comparative period presented in the financial statements (i.e., 1 January 2017) and does not elect the package of practical expedients. Lessor concludes that certain existing arrangements previously accounted for under ASC 840 do not meet the definition of a lease under ASC 842. Instead, Lessor concludes that all of these arrangements are in the scope of the revenue recognition guidance. The arrangements commenced before 2017.

Upon the adoption of ASC 842, Lessor applies the guidance in ASC 605 to all of the new revenue arrangements in the 2017 comparative period with any cumulative effect of applying ASC 605 and ASC 842 on 1 January 2017. However, Lessor applies ASC 606 to all of the existing revenue arrangements beginning in 2018 and recognizes the cumulative effect of applying ASC 606 to those arrangements on 1 January 2018.

11.2.8 Practical expedient to not separate lease and non-lease components

Lessor

ASC 842 provides a practical expedient that permits lessors to elect (by class of underlying asset) to not separate lease and associated non-lease components if certain criteria are met (refer to section 1.4.2.4, *Practical expedient to not separate lease and non-lease components – lessors*). A lessor that applies the practical expedient to not separate lease and associated non-lease components also must apply the practical expedient, by class of underlying asset, to all leases existing at the date the expedient is elected.

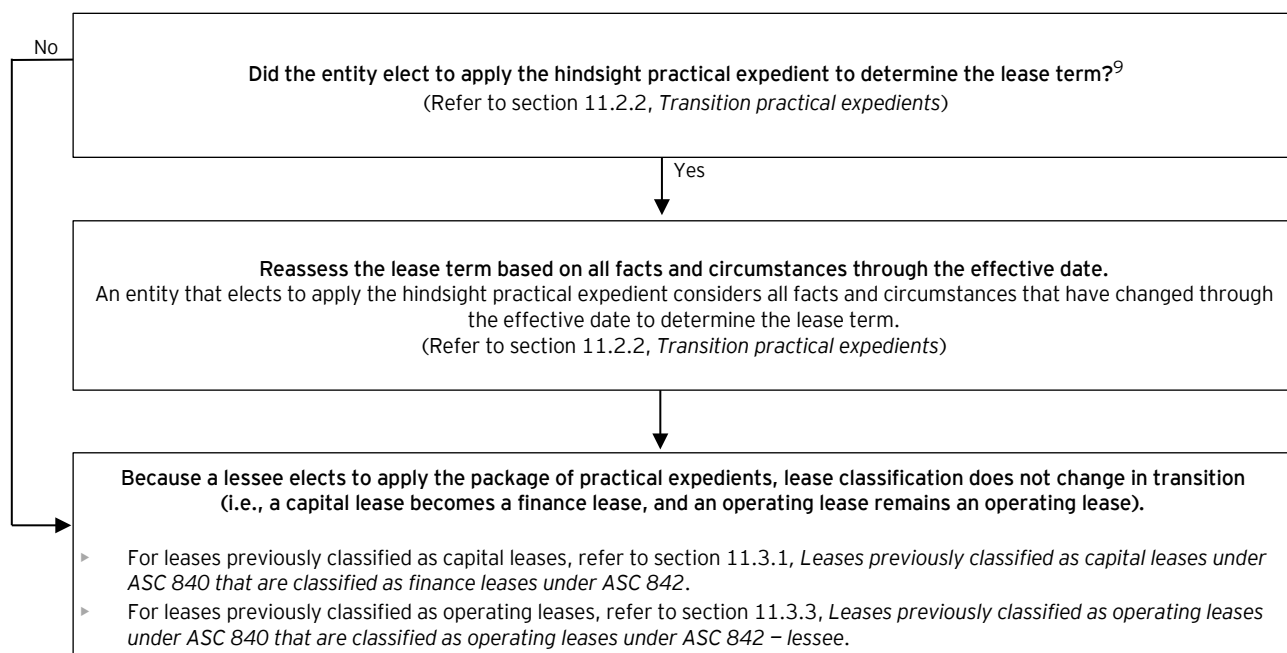
Lessee

For all leases entered into or modified after the effective date, ASC 842 provides a practical expedient that permits lessees to make an accounting policy election (by class of underlying asset) to account for each separate lease component of a contract and its associated non-lease components as a single lease component (refer to section 1.4.2.3, *Practical expedient to not separate lease and non-lease components – lessees*). We believe a lessee that elects to apply the practical expedient to not separate lease and associated non-lease components to new or modified leases beginning on or after the effective date may, but is not required, to apply the practical expedient to existing leases when it transitions to ASC 842. That is, a lessee may apply this policy and allocate all of the consideration (e.g., fixed payments) to the lease component for existing leases when it initially measures its leases in transition to the new standard (refer to section 11.2, *Transition*).

11.3 Lessee transition

Lessee transition when the package of practical expedients is elected

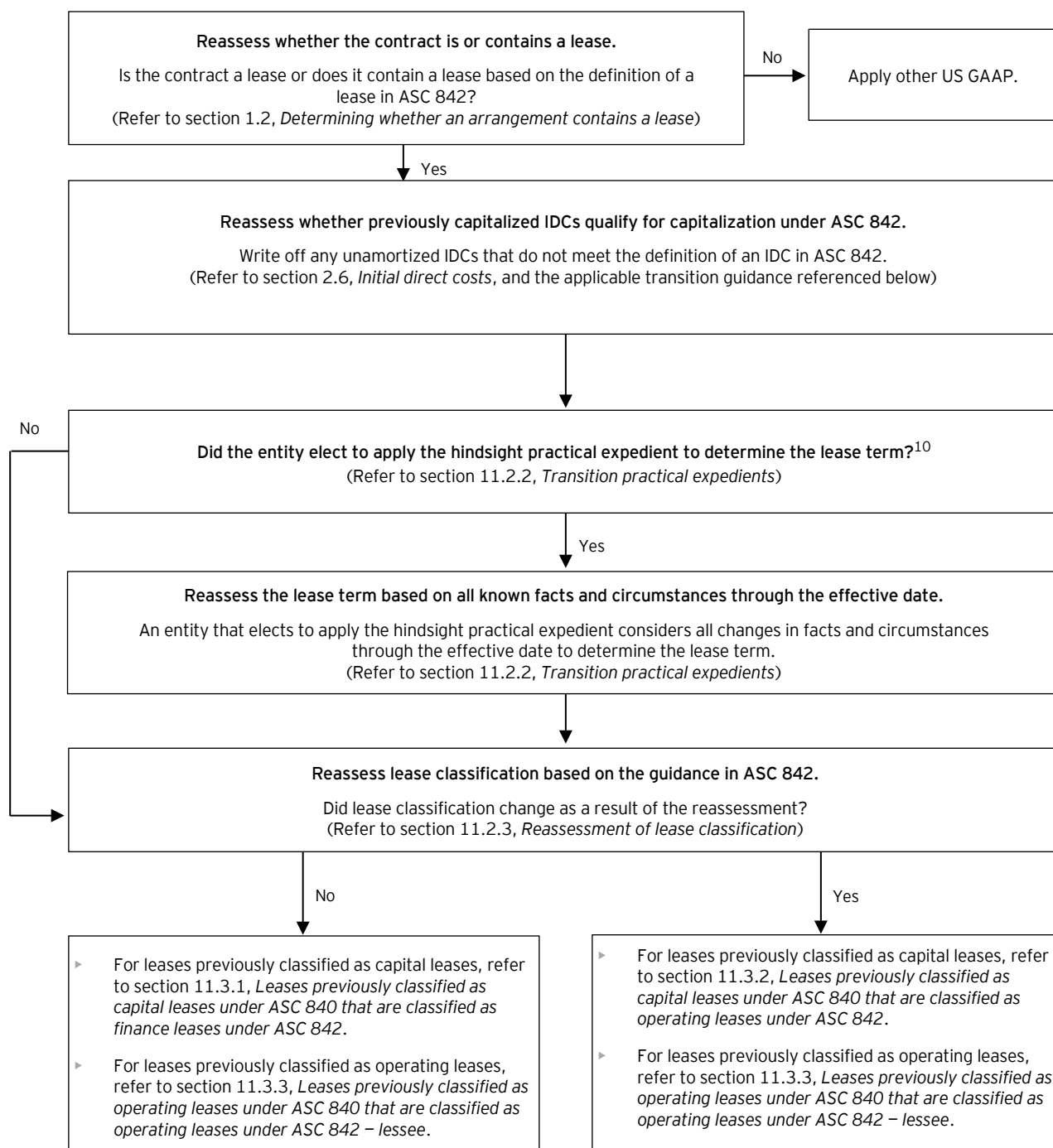
The flowchart below shows how a lessee that elects the package of practical expedients applies the transition guidance. As discussed in section 11.2.2, *Transition practical expedients*, an entity that elects the package of practical expedients does not reassess (1) whether the arrangement is or contains a lease, (2) lease classification and (3) whether previously capitalized costs continue to qualify as initial direct costs.



⁹ As discussed in section 11.2.4, *Impairment of right-of-use assets prior to the effective date*, a lessee does not reassess the measurement and allocation of impairment losses recognized prior to the effective date when a right-of-use asset is recognized upon adoption of ASC 842. When we discuss the hindsight practical expedient throughout this section, we are referring to the use of the hindsight practical expedient only to determine the lease term.

Lessee transition when the package of practical expedients is not elected

The flowchart below shows how a lessee that does not elect the package of practical expedients (discussed in section 11.2.2, *Transition practical expedients*) applies the transition guidance.



¹⁰ As discussed in section 11.2.4, *Impairment of right-of-use assets prior to the effective date*, a lessee does not reassess the measurement and allocation of impairment losses recognized prior to the effective date when a right-of-use asset is recognized upon adoption of ASC 842. When we discuss the hindsight practical expedient throughout this section, we are referring to the use of the hindsight practical expedient only to determine the lease term.

11.3.1

Leases previously classified as capital leases under ASC 840 that are classified as finance leases under ASC 842

Excerpt from Accounting Standards Codification

Leases – Overall

Transition and Open Effective Date Information

842-10-65-1

- r. For each lease classified as a finance lease in accordance with this Topic, a lessee shall do all of the following:
1. Recognize a right-of-use asset and a lease liability at the carrying amount of the lease asset and the capital lease obligation in accordance with Topic 840 at the application date as determined in (c).
 2. Include any unamortized initial direct costs that meet the definition of initial direct costs in this Topic in the measurement of the right-of-use asset established in (r)(1).
 3. If a lessee does not elect the practical expedients described in (f), write off any unamortized initial direct costs that do not meet the definition of initial direct costs in this Topic and that are not included in the measurement of the capital lease asset under Topic 840 as an adjustment to equity unless the entity elects the transition method in (c)(1) and the costs were incurred after the beginning of the earliest period presented, in which case those costs shall be written off as an adjustment to earnings in the period the costs were incurred.
 4. If an entity elects the transition method in (c)(1), subsequently measure the right-of-use asset and the lease liability in accordance with Section 840-30-35 before the effective date.
 5. Regardless of the transition method selected in (c), apply the subsequent measurement guidance in paragraphs 842-20-35-4 through 35-5 and 842-20-35-8 after the effective date. However, when applying the pending content in paragraph 842-20-35-4, a lessee shall not remeasure the lease payments for amounts probable of being owed under residual value guarantees in accordance with paragraph 842-10-35-4(c)(3).
 6. Classify the assets and liabilities held under capital leases as right-of-use assets and lease liabilities arising from finance leases for the purposes of presentation and disclosure.
- t. If a modification to the contractual terms and conditions occurs on or after the effective date, and the modification does not result in a separate contract in accordance with paragraph 842-10-25-8, or the lessee is required to remeasure the lease liability in accordance with paragraph 842-20-35-4, the lessee shall subsequently account for the lease in accordance with the requirements in this Topic beginning on the effective date of the modification or the remeasurement date.

Lessee elects to apply the package of practical expedients

If an entity elects to apply the package of practical expedients, as described in section 11.2.2, *Transition practical expedients*, capital leases under ASC 840 become finance leases under ASC 842 (i.e., lease classification is not reassessed in transition).

Lessee does not elect to apply the package of practical expedients

An entity that does not elect to apply the package of practical expedients reassesses (1) whether the arrangement is or contains a lease, (2) lease classification and (3) whether previously capitalized costs continue to qualify as initial direct costs. The entity applies, as of the lease commencement date (or most recent modification that does not result in a separate new lease), all of the guidance in ASC 842 relevant

to determining lease classification. Refer to section 11.2.3, *Reassessment of lease classification*, for further discussion. If lease classification changes from a capital lease to an operating lease, refer to section 11.3.2, *Leases previously classified as capital leases under ASC 840 that are classified as operating leases under ASC 842*.

If the entity does not elect to apply the package of practical expedients, the assessment of lease classification could be affected by a change in lease term if the entity elects to apply the hindsight practical expedient (described in 11.2.2, *Transition practical expedients*). If lease classification changes from a capital lease to an operating lease, refer to section 11.3.2, *Leases previously classified as capital leases under ASC 840 that are classified as operating leases under ASC 842*. The use of the hindsight practical expedient might affect lease classification only if the package of practical expedients is not elected.

Summary of transition provisions

The table below summarizes the guidance for leases that commenced before the effective date, were previously classified as capital leases under ASC 840 and are classified as finance leases under ASC 842.

While application of the initial measurement guidance in the transition provisions is the same for all entities, the amount of each entity's cumulative effect adjustment to retained earnings could differ due to the timing of when the entity elects to apply the transition provisions.

	Lessee applies the transition provisions at the beginning of the earliest comparative period	Lessee applies the transition provisions at the beginning of the period of adoption
Initial recognition		
Lease liability	The lessee recognizes a lease liability measured at the carrying amount of the capital lease obligation under ASC 840 at the later of (1) the beginning of the earliest period presented and (2) the commencement date of the lease. ¹¹ (ASC 842-10-65-1(r)(1) and section 11.3.1.1, <i>Initial measurement</i>)	The lessee recognizes a lease liability measured at the carrying amount of the capital lease obligation under ASC 840 at the beginning of the period of adoption. ¹¹ (ASC 842-10-65-1(r)(1) and section 11.3.1.1, <i>Initial measurement</i>)
Right-of-use asset	The lessee recognizes a finance lease right-of-use asset ¹¹ as: <ul style="list-style-type: none"> ▸ The carrying amount of the lease asset under ASC 840 ▸ Unamortized initial direct costs (ASC 842-10-65-1(r)(1)(2) and section 11.3.1.1, <i>Initial measurement</i>)	
Initial direct costs	If the lessee elects to apply the package of practical expedients, it does not reassess whether initial direct costs qualify for capitalization under ASC 842. If the lessee does not elect to apply the package of practical expedients, it writes off unamortized initial direct costs that do not qualify for capitalization under ASC 842 as: <ul style="list-style-type: none"> ▸ An adjustment to equity if the costs were incurred prior to the beginning of the earliest comparative period presented ▸ A charge to earnings in the comparative period for costs incurred on or after the beginning of the earliest comparative period presented (ASC 842-10-65-1(r)(3) and section 11.3.1.1, <i>Initial measurement</i>)	If the lessee elects to apply the package of practical expedients, it does not reassess whether initial direct costs qualify for capitalization under ASC 842. If the lessee does not elect to apply the package of practical expedients, it writes off unamortized initial direct costs that do not qualify for capitalization under ASC 842 as an adjustment to equity in the period of adoption. (ASC 842-10-65-1(r)(3) and section 11.3.1.1, <i>Initial measurement</i>)

Transition date election	Lessee applies the transition provisions at the beginning of the earliest comparative period	Lessee applies the transition provisions at the beginning of the period of adoption
Subsequent measurement before the effective date		
Right-of-use asset and lease liability	The lessee accounts for the finance lease right-of-use asset and lease liability in accordance with the subsequent measurement guidance for capital leases in ASC 840. (ASC 842-10-65-1(r)(4), ASC 840-30-35 and section 11.3.1.2, <i>Subsequent measurement before the effective date</i>)	The lessee does not change its accounting before the effective date (i.e., it continues to apply the guidance in ASC 840, including its disclosure requirements, in the comparative periods presented). (Section 11.3.1.2, <i>Subsequent measurement before the effective date</i>)
Expense recognition	The lessee recognizes expense in accordance with the subsequent measurement guidance in ASC 840-30-35. ¹¹ (ASC 842-10-65-1(r)(4), ASC 840-30-35 and section 11.3.1.2, <i>Subsequent measurement before the effective date</i>)	
Lease modifications	The lessee follows the lease modification guidance in ASC 840. (Section 11.3.1.2, <i>Subsequent measurement before the effective date</i>)	
Subsequent measurement on or after the effective date		
Right-of-use asset and lease liability	The lessee accounts for the finance lease right-of-use asset and lease liability in accordance with the subsequent measurement guidance in ASC 842 beginning on the effective date. (Sections 11.3.1.3, <i>Subsequent measurement on or after the effective date</i> , and 4.3.2, <i>Subsequent measurement – finance leases</i>)	
Expense recognition	The lessee records expense ¹¹ in accordance with the subsequent measurement guidance in ASC 842. (ASC 842-10-65-1(t) and sections 11.3.1.3, <i>Subsequent measurement on or after the effective date</i> , and 4.3.3, <i>Expense recognition – finance leases</i>)	

¹¹ If an entity elects the hindsight practical expedient and concludes that the lease term should change, we believe the entity adjusts these amounts to reflect the amounts that would have been used under ASC 842 if the revised lease term had always been used. Refer to section 11.2.2, *Transition practical expedients*.

Transition date election	Lessee applies the transition provisions at the beginning of the earliest comparative period	Lessee applies the transition provisions at the beginning of the period of adoption
Subsequent measurement on or after the effective date (continued)		
Reassessment and remeasurement of the right-of-use asset and lease liability	<p>The lessee applies the reassessment guidance in ASC 842 when a triggering event occurs on or after the effective date. However, unless the lease is remeasured for other reasons, the lessee does not remeasure a finance lease right-of-use asset or lease liability for changes in the amount that it is probable it will owe under a residual value guarantee. This is because the initial measurement of a capital lease obligation under ASC 840 includes the full amount of a residual value guarantee rather than the amount probable of being owed. Therefore, after the effective date lessees do not remeasure the lease liability to reflect the amount probable of being owed for a residual value guarantee unless there is a lease modification not accounted for as a separate lease or the liability is reassessed for other reasons.</p> <p>(ASC 842-10-65-1(r)(5) and sections 11.3.1.3, <i>Subsequent measurement on or after the effective date</i>, and 11.3.4, <i>Reassessment of lease liabilities and right-of-use assets – transition considerations</i>)</p>	
Lease modifications	<p>If a modification occurs on or after the effective date, and the modification does not result in a separate contract, the lessee applies the guidance in ASC 842 to account for the lease modification.</p> <p>(ASC 842-10-65-1(r)(5), ASC 842-10-65-1(t) and sections 11.3.1.3, <i>Subsequent measurement on or after the effective date</i>, and 4.6, <i>Lease modifications</i>)</p>	

11.3.1.1

Initial measurement

The guidance in this section applies to all leases previously classified as capital leases under ASC 840 that are classified as finance leases under ASC 842, regardless of when a lessee applies the transition provisions (refer to section 11.2, *Transition*). The date on which a lessee applies the transition provisions affects only the timing of recognition, not how the initial measurement guidance is applied.

For an existing capital lease that is classified as a finance lease under ASC 842:

- ▶ The lessee initially recognizes a finance lease right-of-use asset and lease liability measured at the carrying amount of the capital lease asset and capital lease obligation under ASC 840. If the entity applies the transition provisions at the beginning of the earliest comparative period presented, the finance lease right-of-use asset and lease liability are recognized at the later of (1) the beginning of the earliest comparative period presented and (2) the commencement date of the lease. If the lessee applies the transition provisions at the beginning of the period of adoption, the finance lease right-of-use asset and lease liability are recognized at the beginning of the period of adoption. Refer to section 11.2, *Transition*.
- ▶ If the entity elected to apply the package of practical expedients (refer to section 11.2.2, *Transition practical expedients*), the lessee recognizes, as part of the finance lease right-of-use asset, unamortized initial direct costs. The lessee does not reassess whether initial direct costs qualify for capitalization under ASC 842.

- ▶ If the entity has not elected to apply the package of practical expedients (refer to section 11.2.2, *Transition practical expedients*) and applies the transition provisions at the beginning of the earliest comparative period presented, any initial direct costs that do not qualify for capitalization under ASC 842 are written off as:
 - ▶ An adjustment to equity if the costs were incurred prior to the beginning of the earliest comparative period presented
 - ▶ A charge to earnings in the comparative period for costs incurred on or after the beginning of the earliest comparative period presented
 - ▶ If the lessee has not elected the package of practical expedients and applies the transition provisions at the beginning of the period of adoption, any initial direct costs that do not qualify for capitalization under ASC 842 are written off as an adjustment to equity in the period of adoption.

If the entity elects to apply the hindsight practical expedient (refer to section 11.2.2, *Transition practical expedients*) and concludes that the lease term should change, we believe the entity adjusts the initial recognition of the carrying amount of the finance lease right-of-use asset and lease liability to reflect the amounts that would have been recorded under ASC 840 had the revised lease term always been used. To determine the capital lease obligation that would have been recorded, the entity adjusts its discount rate to reflect the revised lease term.

11.3.1.2 Subsequent measurement before the effective date

The guidance in this section only applies to a lessee that elects to apply the transition provisions at the beginning of the earliest comparative period presented. If the lessee applies the transition provisions at the beginning of the period of adoption, the entity does not change its accounting prior to the effective date (i.e., it continues to apply the guidance in ASC 840, including its disclosure requirements, in the comparative periods presented). Refer to section 11.2, *Transition*.

Right-of-use asset and lease liability

During the periods before the effective date, a lessee that applies the transition provisions at the beginning of the earliest comparative period accounts for the finance lease right-of-use asset and lease liability in accordance with the subsequent measurement guidance for capital leases in ASC 840-30-35 (842-10-65-1(r)(4)).

Expense recognition and lease modifications

The FASB indicated in the Basis for Conclusions (BC 390) of ASU 2016-02 that the practical effect of the modified retrospective transition is that an entity “runs off” its accounting for certain leases that exist before the effective date when lease classification does not change in transition. This is the case even if the entity did not elect to apply the package of practical expedients (refer to section 11.2.2, *Transition practical expedients*), but lease classification did not change. Therefore, even if a lessee applies the transition provisions at the beginning of the earliest comparative period, it continues to recognize expense in accordance with the subsequent measurement guidance in ASC 840-30-35.

The lessee follows the guidance for lease modifications in ASC 840-10 and ASC 840-30 to assess whether a lease modification has occurred and to account for the lease modification (i.e., the lessee would not revise its previous accounting for lease modifications that occurred prior to the effective date). If the lessee elects to apply the hindsight practical expedient and concludes that the lease term should change, the lessee recognizes expense using the adjusted lease term.

11.3.1.3 Subsequent measurement on or after the effective date

The guidance in this section applies to all leases previously classified as capital leases under ASC 840 that are classified as finance leases under ASC 842, regardless of when a lessee applies the transition provisions (refer to section 11.2, *Transition*). When a lessee applies the transition provisions affects only the timing of recognition, not how the subsequent measurement guidance is applied.

Right-of-use asset and lease liability

Beginning on the effective date, a lessee accounts for the finance lease right-of-use asset and lease liability in accordance with the subsequent measurement guidance in ASC 842. However, when applying ASC 842's remeasurement requirements, a lessee does not remeasure the finance lease right-of-use asset or lease liability for changes in the amount that it is probable it will owe under a residual value guarantee unless the lease liability is remeasured for other reasons. The initial measurement of a capital lease obligation under ASC 840 includes the full amount of a residual value guarantee rather than the amount probable of being owed. Therefore, after the effective date lessees do not remeasure the lease liability to reflect the amount probable of being owed for a residual value guarantee unless there is a lease modification not accounted for as a separate lease or the liability is remeasured for other reasons.

Expense recognition and lease modifications

As discussed in section 11.3.1.2, *Subsequent measurement before the effective date*, the practical effect of the modified retrospective transition method is that an entity "runs off" its accounting for certain leases that commence before the effective date until certain events occur on or after the effective date (BC 390 of ASU 2016-02). Therefore, in periods following the effective date, the lessee "runs off" its existing expense recognition under ASC 840 unless the lease is modified and the modified lease is not accounted for as a separate contract or the lessee is otherwise required to remeasure its lease liability in accordance with ASC 842. If the lessee elects to apply the hindsight practical expedient and concludes that the lease term should change, the lessee recognizes expense using the adjusted lease term.

Beginning on the effective date, a lessee applies the lease modification guidance in ASC 842 to determine if a lease modification results in a separate contract or a change in the accounting for the existing lease and to account for the lease modification.

Refer to the following sections for further discussion of the expense recognition, reassessment and lease modification guidance under ASC 842:

- ▶ 4.3.2, *Subsequent measurement – finance leases*
- ▶ 4.3.3, *Expense recognition – finance leases*
- ▶ 11.3.4, *Reassessment of lease liabilities and right-of-use assets – transition considerations*
- ▶ 4.5, *Remeasurement of lease liabilities and right-of-use assets – operating and finance leases*
- ▶ 4.6, *Lease modifications*

11.3.2

Leases previously classified as capital leases under ASC 840 that are classified as operating leases under ASC 842

Excerpt from Accounting Standards Codification

Leases – Overall

Transition and Open Effective Date Information

842-10-65-1

- s. For each lease classified as an operating lease in accordance with this Topic, a lessee shall do the following:
 1. Derecognize the carrying amount of any capital lease asset and capital lease obligation in accordance with Topic 840 at the application date as determined in (c). Any difference between the carrying amount of the capital lease asset and the capital lease obligation shall be accounted for in the same manner as prepaid or accrued rent.

2. If an entity elects the transition method in (c)(1) and the lease commenced before the beginning of the earliest period presented in the financial statements or if the entity elects the transition method in (c)(2), recognize a right-of-use asset and a lease liability in accordance with paragraph 842-20-35-3 at the application date as determined in (c).
 3. If an entity elects the transition method in (c)(1) and the lease commenced after the beginning of the earliest period presented in the financial statements, recognize a right-of-use asset and a lease liability in accordance with paragraph 842-20-30-1 at the commencement date of the lease.
 4. Account for the operating lease in accordance with the guidance in Subtopic 842-20 after initial recognition in accordance with (s)(2) or (s)(3).
 5. Write off any unamortized initial direct costs that do not meet the definition of initial direct costs in this Topic as an adjustment to equity unless the entity elects the transition method in (c)(1) and the costs were incurred after the beginning of the earliest period presented, in which case those costs shall be written off as an adjustment to earnings in the period the costs were incurred.
- t. If a modification to the contractual terms and conditions occurs on or after the effective date, and the modification does not result in a separate contract in accordance with paragraph 842-10-25-8, or the lessee is required to remeasure the lease liability in accordance with paragraph 842-20-35-4, the lessee shall subsequently account for the lease in accordance with the requirements in this Topic beginning on the effective date of the modification or the remeasurement date.

Lessee elects to apply the package of practical expedients

If an entity elects to apply the package of practical expedients described in section 11.2.2, *Transition practical expedients*, leases classified as capital leases under ASC 840 become finance leases under ASC 842 (i.e., lease classification is not reassessed in transition), and the guidance in this section is not applicable. In that case, the guidance in section 11.3.1, *Leases previously classified as capital leases under ASC 840 that are classified as finance leases under ASC 842*, is applicable.

Lessee does not elect to apply the package of practical expedients

An entity that does not elect to apply the package of practical expedients reassesses (1) whether the arrangement is or contains a lease, (2) lease classification and (3) whether previously capitalized costs continue to qualify as initial direct costs. The entity applies, as of the lease commencement date (or most recent modification that does not result in a separate new lease), all of the guidance in ASC 842 relevant to determining lease classification. Refer to section 11.2.3, *Reassessment of lease classification*, for further discussion.

If an entity does not elect to apply the package of practical expedients but does apply the hindsight practical expedient (refer to section 11.2.2, *Transition practical expedients*) and concludes the lease term should change, the effect of that change could impact both the classification and measurement of an existing lease. If the lessee concludes the lease is now an operating lease, the change in lease term (and corresponding change in lease payments and assessment of previous impairments of the right-of-use asset) affects the initial measurement of the operating lease right-of-use asset and lease liability recognized. If the lease becomes a finance lease, refer to section 11.3.1, *Leases previously classified as capital leases under ASC 840 that are classified as finance leases under ASC 842*.

Summary of transition provisions

The table below summarizes the guidance for leases that commence before the effective date, were previously classified as capital leases under ASC 840 and are classified as operating leases under ASC 842.

While application of the initial measurement guidance in the transition provisions is the same for all entities, the amount of each entity's cumulative effect adjustment to retained earnings could differ due to the timing of when the entity elects to apply the transition provisions.

	Lessee applies the transition provisions at the beginning of the earliest comparative period	Lessee applies the transition provisions at the beginning of the period of adoption
Initial measurement		
Lease liability	<p>The lessee derecognizes the carrying amount of the capital lease obligation at the later of (1) the beginning of the earliest comparative period presented or (2) the commencement date of the lease.</p> <p>For leases that commence before the beginning of the earliest comparative period presented, the lessee recognizes an operating lease liability in accordance with ASC 842's subsequent measurement guidance (refer to section 4.2.2.1, <i>Subsequent measurement of lease liabilities – operating leases</i>).</p> <p>For leases that commence after the beginning of the earliest comparative period, the lessee recognizes an operating lease liability in accordance with ASC 842's initial measurement guidance (refer to section 4.2.1.1, <i>Initial measurement of lease liabilities – operating leases</i>).</p> <p>The initial measurement of the lease liability uses the following inputs as defined in ASC 842:</p> <ul style="list-style-type: none"> ▶ Discount rate (refer to section 2.5.2, <i>Discount rate – lessees</i>)¹² ▶ Lease payments (refer to section 2.4, <i>Lease payments</i>)¹² <p>(ASC 842-10-65-1(s)(1) through 65-1(s)(3) and section 11.3.2.1, <i>Initial measurement</i>)</p>	<p>The lessee derecognizes the carrying amount of the capital lease obligation at the beginning of the period of adoption.</p> <p>The lessee recognizes an operating lease liability in accordance with ASC 842's subsequent measurement guidance (refer to section 4.2.2.1, <i>Subsequent measurement of lease liabilities – operating leases</i>).</p> <p>The initial measurement of the lease liability uses the following inputs as defined in ASC 842:</p> <ul style="list-style-type: none"> ▶ Discount rate (refer to section 2.5.2, <i>Discount rate – lessees</i>)¹² ▶ Lease payments (refer to section 2.4, <i>Lease payments</i>)¹² <p>(ASC 842-10-65-1(s)(1) through 65-1(s)(3) and section 11.3.2.1, <i>Initial measurement</i>)</p>

¹² If an entity elects the hindsight practical expedient and concludes that the lease term should change, we believe the entity adjusts these amounts to reflect the amounts that would have been used under ASC 842 if the revised lease term had always been used. Refer to section 11.2.2, *Transition practical expedients*.

	Lessee applies the transition provisions at the beginning of the earliest comparative period	Lessee applies the transition provisions at the beginning of the period of adoption
Initial measurement (continued)		
Right-of-use asset	<p>The lessee derecognizes the carrying amount of the capital lease asset at the later of (1) the beginning of the earliest comparative period presented or (2) the commencement date of the lease.</p> <p>Any difference between the carrying amount of the capital lease asset and the capital lease obligation is accounted for in the same manner as prepaid or accrued rent.</p> <p>For leases that commence before the beginning of the earliest comparative period presented, the lessee recognizes a right-of-use asset¹² in accordance with ASC 842's subsequent measurement guidance (refer to section 4.2.2.2, <i>Subsequent measurement of right-of-use assets – operating leases</i>).</p> <p>For leases that commence after the beginning of the earliest comparative period, the lessee recognizes a right-of-use asset¹² in accordance with ASC 842's initial measurement guidance (refer to section 4.2.1.2, <i>Initial measurement of lease liabilities – operating leases</i>).</p> <p>(ASC 842-10-65-1(s)(1) through 65-1(s)(3) and section 11.3.2.1, <i>Initial measurement</i>)</p>	<p>The lessee derecognizes the carrying amount of the capital lease asset at the beginning of the period of adoption.</p> <p>Any difference between the carrying amount of the capital lease asset and the capital lease obligation is accounted for in the same manner as prepaid or accrued rent.</p> <p>The lessee recognizes a right-of-use asset¹² in accordance with ASC 842's subsequent measurement guidance (refer to section 4.2.2.2, <i>Subsequent measurement of right-of-use assets – operating leases</i>).</p> <p>(ASC 842-10-65-1(s)(1) through 65-1(s)(3) and section 11.3.2.1, <i>Initial measurement</i>)</p>
Initial direct costs	<p>The lessee writes off unamortized initial direct costs that do not qualify for capitalization under ASC 842 as:</p> <ul style="list-style-type: none"> ▶ An adjustment to equity if the costs were incurred prior to the beginning of the earliest comparative period presented ▶ A charge to earnings in the comparative period for costs incurred on or after the beginning of the earliest comparative period presented <p>(ASC 842-10-65-1(s)(5) and section 11.3.2.1, <i>Initial measurement</i>)</p>	<p>The lessee writes off unamortized initial direct costs that do not qualify for capitalization under ASC 842 as an adjustment to equity in the period of adoption.</p> <p>(ASC 842-10-65-1(s)(5) and section 11.3.2.1, <i>Initial measurement</i>)</p>

	Lessee applies the transition provisions at the beginning of the earliest comparative period	Lessee applies the transition provisions at the beginning of the period of adoption
Subsequent measurement before and on or after the effective date¹³		
Right-of-use asset and lease liability	The lessee accounts for the right-of-use asset and lease liability in accordance with the subsequent measurement guidance for operating leases in ASC 842-20. (ASC 842-10-65-1(s)(4), ASC 842-20 and sections 11.3.2.2, <i>Subsequent measurement before and on or after the effective date</i> , and 4.2.2, <i>Subsequent measurement – operating leases</i>)	
Expense recognition	The lessee recognizes expense ¹² in accordance with the subsequent measurement guidance in ASC 842-20. (ASC 842-10-65-1(s)(4), ASC 842-20 and section 11.3.2.2, <i>Subsequent measurement before and on or after the effective date</i> , and 4.2.3, <i>Expense recognition – operating leases</i>)	
Lease modifications	The lessee follows the lease modification guidance in ASC 842. (ASC 842-10-65-1(s)(4), ASC 842-10-65-1(t), ASC 842-10, ASC 842-20-35 and sections 11.3.2.2, <i>Subsequent measurement before and on or after the effective date</i> , and 4.6, <i>Lease modifications</i>)	
Reassessment and remeasurement of the right-of-use asset and lease liability	The lessee applies the reassessment guidance in ASC 842 when a triggering event occurs on or after the effective date, including when there is a change in the amount it is probable the lessee will owe under a residual value guarantee. If the lessee elects to apply the hindsight practical expedient, it considers all facts and circumstances that have changed, through the effective date (but not after the effective date), to reassess the lease term in transition. As a result, significant events or significant changes in facts and circumstances that occurred through the effective date would have already been considered in the initial recognition of the lease liability and right-of-use asset in transition, and the lessee would apply ASC 842's reassessment requirements to any significant events or significant changes in circumstances that occur following the effective date. (ASC 842-10-65-1(s)(4), ASC 842-10-65-1(t) and sections 11.3.4, <i>Remeasurement of lease liabilities and right-of-use assets – transition considerations</i> , and 4.5, <i>Reassessment of lease liabilities and right-of-use assets – operating and finance leases</i>)	

11.3.2.1

Initial measurement

Lessee applies the transition provisions at the beginning of the earliest comparative period

For a capital lease that exists at the beginning of the earliest comparative period presented or commences before the effective date that is classified as an operating lease under ASC 842, the lessee:

- ▶ Derecognizes the carrying amount of the capital lease asset and capital lease obligation at the later of (1) the beginning of the earliest comparative period presented or (2) the commencement date of the lease (prior to the effective date), and accounts for any difference between the carrying amount of the capital lease asset and the capital lease obligation as prepaid or accrued rent
- ▶ Recognizes an operating lease right-of-use asset and lease liability in accordance with ASC 842's subsequent measurement guidance if the lease commenced before the beginning of the earliest comparative period presented or in accordance with ASC 842's initial measurement guidance if the lease commenced after the beginning of the earliest comparative period presented (refer to sections 4.2.1, *Initial measurement – operating leases*, and 4.2.2, *Subsequent measurement – operating leases*)

¹³ A lessee that applies the transition provisions at the beginning of the period of adoption does not change its accounting prior to the effective date (i.e., it continues to apply the guidance in ASC 840, including its disclosure requirements, in the comparative periods presented). Beginning on the effective date, the lessee applies the guidance in the table above.

- ▶ Writes off any unamortized initial direct costs that do not qualify for capitalization under ASC 842 at the later of (1) the beginning of the earliest comparative period presented and (2) the commencement date of the lease as:
 - ▶ An adjustment to equity if the costs were incurred prior to the beginning of the earliest comparative period presented
 - ▶ A charge to earnings in the comparative period for costs incurred on or after the beginning of the earliest comparative period presented

If a lessee elects to apply the hindsight practical expedient and concludes that the lease term should change, we believe the entity adjusts the recognition of the right-of-use asset and lease liability to reflect the amounts that would have been used under ASC 842 if the revised lease term had always been used.

Lessee applies the transition provisions at the beginning of the period of adoption

For an existing capital lease that exists at the beginning of the period of adoption that is classified as an operating lease under ASC 842, the lessee:

- ▶ Derecognizes the carrying amount of the capital lease asset and capital lease obligation at the beginning of the period of adoption and accounts for any difference between the carrying amount of the capital lease asset and the capital lease obligation as prepaid or accrued rent
- ▶ Recognizes an operating lease right-of-use asset and lease liability in accordance with ASC 842's subsequent measurement guidance (refer to section 4.2.2, *Subsequent measurement – operating leases*)
- ▶ Writes off any unamortized initial direct costs that do not qualify for capitalization under ASC 842 as an adjustment to equity in the period of adoption

If a lessee elects to apply the hindsight practical expedient and concludes that the lease term should change, we believe the entity adjusts the right-of-use asset and lease liability to reflect the amounts that would have been used under ASC 842 if the revised lease term had always been used.

11.3.2.2

Subsequent measurement before and on or after effective date

If the lessee applies the transition provisions at the beginning of the earliest comparative period presented (refer to section 11.2, *Transition*), when lease classification changes in transition (e.g., a lease previously classified as a capital lease under ASC 840 becomes an operating lease under ASC 842), the lessee does not “run off” its previous lease accounting for certain leases as described in the Basis for Conclusions (BC 390) of ASU 2016-02. Instead, for all periods presented (i.e., both before and after the effective date), the lessee applies ASC 842's subsequent measurement guidance. This includes the guidance for subsequent measurement of the right-of-use asset and lease liability (including the reassessment requirements), expense recognition and lease modifications.

If the lessee applies the transition provisions at the beginning of the period of adoption, it does not change its accounting for the periods before the effective date (i.e., it continues to apply the guidance in ASC 840, including its disclosure requirements, in the comparative periods presented). Refer to section 11.2, *Transition*. Beginning on the effective date, the lessee applies ASC 842's subsequent measurement guidance. This includes the guidance for subsequent measurement of the right-of-use asset and lease liability (including the reassessment requirements), expense recognition and lease modifications.

Refer to the following sections for further details of the subsequent measurement of operating lease right-of-use assets and lease liabilities, expense recognition, reassessment of lease liabilities and right-of-use assets and lease modifications under ASC 842:

- ▶ 4.2.2, *Subsequent measurement – operating leases*
- ▶ 4.2.3, *Expense recognition – operating leases*

- ▶ 11.3.4, *Reassessment of lease liabilities and right-of-use assets – transition considerations*
- ▶ 4.5, *Remeasurement of lease liabilities and right-of-use assets – operating and finance leases*
- ▶ 4.6, *Lease modifications*

If the lessee elects to apply the hindsight practical expedient (refer to section 11.2.2, *Transition practical expedients*), it considers all facts and circumstances that have changed, through the effective date (but not after the effective date), in determining the lease term in transition. As a result, significant events or significant changes in facts and circumstances that occurred through the effective date have already been considered in the initial recognition of the lease liability and right-of-use asset in transition, and the lessee would apply ASC 842's reassessment requirements to any significant events or significant changes in circumstances that occur following the effective date. If the lessee concludes that the lease term should change, the lessee recognizes expense using the adjusted lease term.

11.3.3

Leases previously classified as operating leases under ASC 840 that are classified as operating leases under ASC 842 – lessee

Excerpt from Accounting Standards Codification

Leases – Overall

Transition and Open Effective Date Information

842-10-65-1

- k. A lessee shall initially recognize a right-of-use asset and a **lease liability** at the application date as determined in (c).
- l. Unless, on or after the effective date, the lease is modified (and that modification is not accounted for as a separate contract in accordance with paragraph 842-10-25-8) or the lease liability is required to be remeasured in accordance with paragraph 842-20-35-4, a lessee shall measure the lease liability at the present value of the sum of the following, using a **discount rate for the lease** (which, for entities that are not public business entities, can be a risk-free rate determined in accordance with paragraph 842-20-30-3) established at the application date as determined in (c):
 1. The remaining minimum rental payments (as defined under Topic 840).
 2. Any amounts **probable** of being owed by the lessee under a **residual value guarantee**.
- m. For each lease classified as an operating lease in accordance with paragraphs 842-10-25-2 through 25-3, a lessee shall initially measure the right-of-use asset at the initial measurement of the lease liability adjusted for both of the following:
 1. The items in paragraph 842-20-35-3(b), as applicable.
 2. The carrying amount of any liability recognized in accordance with Topic 420 on exit or disposal cost obligations for the lease.
- n. For each lease classified as an operating lease in accordance with paragraphs 842-10-25-2 through 25-3, a lessee shall subsequently measure the right-of-use asset throughout the remaining lease term in accordance with paragraph 842-20-35-3(b). If the initial measurement of the right-of-use asset in (m) is adjusted for the carrying amount of a liability recognized in accordance with Topic 420 on exit or disposal cost obligations for the lease, the lessee shall apply the recognition and subsequent measurement guidance in Sections 842-20-25 and 842-20-35, respectively, when the right-of-use asset has been impaired.

- p. If a lessee does not elect the practical expedients described in (f), any unamortized initial direct costs that do not meet the definition of initial direct costs in this Topic shall be written off as an adjustment to equity unless the entity elects the transition method in (c)(1) and the costs were incurred after the beginning of the earliest period presented, in which case those costs shall be written off as an adjustment to earnings in the period the costs were incurred.
- q. If a modification to the contractual terms and conditions occurs on or after the effective date, and the modification does not result in a separate contract in accordance with paragraph 842-10-25-8, or the lessee is required to remeasure the lease liability for any reason (see paragraphs 842-20-35-4 through 35-5), the lessee shall follow the requirements in this Topic from the **effective date of the modification** or the remeasurement date.

Lessee elects to apply the package of practical expedients

If an entity elects to apply the package of practical expedients (refer to section 11.2.2, *Transition practical expedients*), operating leases under ASC 840 become operating leases under ASC 842 (i.e., lease classification is not reassessed in transition).

Lessee does not elect to apply the package of practical expedients

An entity that does not elect to apply the package of practical expedients reassesses (1) whether the arrangement is or contains a lease, (2) lease classification and (3) whether previously capitalized lease costs continue to qualify as initial direct costs. That entity applies, as of the lease commencement date (or most recent modification that does not result in a separate new lease), all of the guidance in ASC 842 relevant to determining lease classification. Refer to section 11.2.3, *Reassessment of lease classification*, for further discussion. If lease classification changes from an operating lease to a finance lease, refer to section 11.3.3a, *Leases previously classified as operating leases under ASC 840 that are classified as finance leases under ASC 842 – lessee*.

If the entity does not elect to apply the package of practical expedients, the assessment of lease classification could also be impacted by a change in lease term if the entity elects to apply the hindsight practical expedient (refer to section 11.2.2, *Transition practical expedients*). The use of the hindsight practical expedient may impact lease classification only if the entity does not elect to apply the package of practical expedients.

Summary of transition provisions

The table below summarizes the guidance for leases that commence before the effective date, were previously classified as operating leases under ASC 840 and are classified as operating leases under ASC 842.

While application of the initial measurement guidance in the transition provisions is the same for all entities, the amount of each entity's cumulative effect adjustment to retained earnings could differ due to the timing of when the entity elects to apply the transition provisions.

	Lessee applies the transition provisions at the beginning of the earliest comparative period	Lessee applies the transition provisions at the beginning of the period of adoption
Initial measurement		
Lease liability	<p>The lessee recognizes a lease liability at the later of (1) the beginning of the earliest period presented in the financial statements and (2) the commencement date of the lease.</p> <p>The components of initial measurement of the lease liability include:</p> <ul style="list-style-type: none"> ▶ Discount rate (refer to section 11.3.3b, <i>Discount rates – leases previously classified as operating leases under ASC 840 – lessee</i>)¹⁴ ▶ Remaining minimum rental payments (refer to section 11.3.3c, <i>Remaining minimum rental payments – leases previously classified as operating leases under ASC 840 – lessee</i>)¹⁴ ▶ Amounts it is probable a lessee will owe under a residual value guarantee (ASC 842-10-65-1(k)(l) and section 11.3.3.1, <i>Initial measurement of leases previously classified as operating leases under ASC 840 – lessee</i>) 	<p>The lessee recognizes a lease liability at the beginning of the period of adoption.</p> <p>The components of initial measurement of the lease liability include:</p> <ul style="list-style-type: none"> ▶ Discount rate (refer to section 11.3.3b, <i>Discount rates – leases previously classified as operating leases under ASC 840 – lessee</i>)¹⁴ ▶ Remaining minimum rental payments (refer to section 11.3.3c, <i>Remaining minimum rental payments – leases previously classified as operating leases under ASC 840 – lessee</i>)¹⁴ ▶ Amounts it is probable a lessee will owe under a residual value guarantee (ASC 842-10-65-1(k)(l) and section 11.3.3.1, <i>Initial measurement of leases previously classified as operating leases under ASC 840 – lessee</i>)
Right-of-use asset	<p>The lessee records a right-of-use asset measured at an amount equal to the lease liability, adjusted for the following, as applicable:</p> <ul style="list-style-type: none"> ▶ Cumulative prepaid or accrued lease payments¹⁴ ▶ Remaining balance of any lease incentives received,¹⁴ which is the amount of the gross lease incentives received net of amounts recognized previously as part of the single lease cost described in paragraph 842-20-25-6(a) ▶ Unamortized initial direct costs¹⁴ ▶ Unamortized balance of an asset or liability recognized in accordance with ASC 805 on business combinations relating to favorable or unfavorable lease terms ▶ Carrying amount of an exit or disposal cost (ASC 420) liability <p>(ASC 842-10-65-1(m) and section 11.3.3.1, <i>Initial measurement of leases previously classified as operating leases under ASC 840 – lessee</i>. For leases denominated in a foreign currency, also refer to section 11.3.3d, <i>Foreign exchange rate – leases previously classified as operating leases under ASC 840 – lessee</i>, for a discussion of remeasurement of the right-of-use asset).</p>	

¹⁴ If an entity elects the hindsight practical expedient and concludes that the lease term should change, we believe the entity adjusts these amounts to reflect the amounts that would have been determined had the revised lease term always been used. Refer to section 11.2.2, *Transition practical expedients*.

	Lessee applies the transition provisions at the beginning of the earliest comparative period	Lessee applies the transition provisions at the beginning of the period of adoption
Initial measurement (continued)		
Initial direct costs	<p>If the lessee elects to apply the package of practical expedients, it does not reassess whether initial direct costs qualify for capitalization under ASC 842.</p> <p>If the entity does not elect to apply the package of practical expedients, it writes off unamortized initial direct costs that do not qualify for capitalization under ASC 842 as:</p> <ul style="list-style-type: none"> ▶ An adjustment to equity if the costs were incurred prior to the beginning of the earliest period presented ▶ A charge to earnings in the comparative period for costs incurred on or after the beginning of the earliest period presented <p>(ASC 842-10-65-1(p) and section 11.3.3.1, <i>Initial measurement of leases previously classified as operating leases under ASC 840 – lessee</i>)</p>	<p>If the lessee elects to apply the package of practical expedients, it does not reassess whether initial direct costs qualify for capitalization under ASC 842.</p> <p>If the entity does not elect to apply the package of practical expedients, it writes off unamortized initial direct costs that do not qualify for capitalization under ASC 842 as an adjustment to equity in the period of adoption.</p> <p>(ASC 842-10-65-1(p) and section 11.3.3.1, <i>Initial measurement of leases previously classified as operating leases under ASC 840 – lessee</i>)</p>
Subsequent measurement before the effective date		
Right-of-use asset and lease liability	<p>The lessee continues to measure the lease liability as described above under the <i>Initial measurement</i> heading.</p> <p>The lessee measures the right-of-use asset at the amount of the lease liability, adjusted for the following:</p> <ul style="list-style-type: none"> ▶ Cumulative prepaid or accrued lease payments ▶ Remaining balance of any lease incentives received, which is the amount of the gross lease incentives received net of amounts recognized previously as part of the single lease cost described in paragraph 842-20-25-6(a) ▶ Unamortized initial direct costs ▶ Unamortized balance of an asset or liability recognized in accordance with ASC 805 on business combinations relating to favorable or unfavorable lease terms ▶ Impairment of the right-of-use asset <p>For leases with an associated ASC 420 liability, a lessee follows ASC 842-20-25 and 842-20-35 as if the right-of-use asset has been impaired.</p> <p>(ASC 842-10-65-1(n), 842-20-35-3b and section 11.3.3.2, <i>Subsequent measurement before the effective date – leases classified as operating leases under ASC 842 – lessee</i>)</p>	<p>The lessee does not change its accounting prior to the effective date (i.e., it continues to apply the guidance in ASC 840, including its disclosure requirements, in the comparative periods presented).</p> <p>(Section 11.3.3.2, <i>Subsequent measurement before the effective date – leases classified as operating leases under ASC 842 – lessee</i>)</p>

	Lessee applies the transition provisions at the beginning of the earliest comparative period	Lessee applies the transition provisions at the beginning of the period of adoption
Subsequent measurement before the effective date (continued)		
Expense recognition	The lessee records expense consistent with its existing recognition pattern under ASC 840, inclusive of amortization related to the remaining balance of lease incentives received and unamortized initial direct costs. ¹⁴ (BC 390 of ASU 2016-02, 840-20 and section 11.3.3.2, <i>Subsequent measurement before the effective date – leases classified as operating leases under ASC 842 – lessee</i>)	
Lease modifications	The lessee follows the lease modification guidance in ASC 840. (BC 390 of ASU 2016-02, ASC 840 and section 11.3.3.2, <i>Subsequent measurement before the effective date – leases classified as operating leases under ASC 842 – lessee</i>)	
Reassessment and remeasurement of the right-of-use asset and lease liability	Not applicable – the lessee does not apply the reassessment and remeasurement guidance until the effective date of ASC 842. Refer to section 11.3.4, <i>Reassessment of lease liabilities and right-of-use assets – transition considerations</i> , for further discussion of the reassessment requirements for leases that commence prior to the effective date.	
Subsequent measurement on or after the effective date		
Right-of-use asset and lease liability	<p>The lessee continues to measure the lease liability as described above under the <i>Initial measurement</i> heading.</p> <p>The lessee continues to measure the right-of-use asset at the amount of the lease liability, adjusted for the following:</p> <ul style="list-style-type: none"> ▶ Cumulative prepaid or accrued lease payments ▶ Remaining balance of any lease incentives received, which is the amount of the gross lease incentives received net of amounts recognized previously as part of the single lease cost described in paragraph 842-20-25-6(a) ▶ Unamortized initial direct costs ▶ Unamortized balance of an asset or liability recognized in accordance with ASC 805 on business combinations relating to favorable or unfavorable lease terms ▶ Impairment of the right-of-use asset <p>For leases with an associated ASC 420 liability, a lessee follows ASC 842-20-25 and 842-20-35 as if the right-of-use asset has been impaired.</p> <p>If the lease is modified on or after the effective date, and the modification does not result in a separate contract (applying the guidance for lease modifications in ASC 842), or the lessee is required to remeasure the lease liability for any reason, the lessee applies all of the guidance in ASC 842. (ASC 842-10-65-1(n), 842-10-65-1(q), 842-20-35 and section 11.3.3.3, <i>Subsequent measurement on or after the effective date – leases classified as operating leases under ASC 842 – lessee</i>)</p>	

	Lessee applies the transition provisions at the beginning of the earliest comparative period	Lessee applies the transition provisions at the beginning of the period of adoption
Expense recognition	The lessee records expense ¹⁴ consistent with its existing recognition pattern under ASC 840, inclusive of amortization related to the remaining balance of lease incentives received and unamortized initial direct costs, unless the lease is modified and the modified lease is not accounted for as a separate contract or the lessee is required to remeasure its lease liability in accordance with ASC 842. (BC 390 of ASU 2016-02 and section 11.3.3.3, <i>Subsequent measurement on or after the effective date – leases classified as operating leases under ASC 842 – lessee</i>)	
Subsequent measurement on or after the effective date (continued)		
Lease modifications	The lessee follows the lease modification guidance in ASC 842. (ASC 842-10-65-1(q) and sections 11.3.3.3, <i>Subsequent measurement on or after the effective date – leases classified as operating leases under ASC 842 – lessee</i> , and 4.6, <i>Lease modifications</i>)	
Reassessment and remeasurement of the right-of-use asset and lease liability	The lessee applies the reassessment guidance in ASC 842 (i.e., any previous significant events or significant changes in circumstances that occur before the effective date would not require immediate reassessment at the effective date). If the lessee elects to apply the hindsight practical expedient, it considers all facts and circumstances that have changed, through the effective date (but not after the effective date), in determining the lease term in transition. As a result, significant events or significant changes in facts and circumstances that occurred through the effective date would have already been considered in the initial recognition of the lease liability and right-of-use asset in transition, and the lessee would apply ASC 842's reassessment requirements to any significant events or significant changes in circumstances that occur following the effective date. (Sections 11.3.3.3, <i>Subsequent measurement on or after the effective date – leases classified as operating leases under ASC 842 – lessee</i> , 11.3.4, <i>Remeasurement of lease liabilities and right-of-use assets – transition considerations</i> , and 4.5, <i>Remeasurement of lease liabilities and right-of-use assets – operating and finance leases</i>)	

11.3.3.1 Initial measurement of leases previously classified as operating leases under ASC 840 – lessee (updated January 2019)

Lease liability

If the lessee applies the transition provisions at the beginning of the earliest comparative period presented, a lessee initially recognizes a right-of-use asset and lease liability for an existing operating lease at the later of (1) the beginning of the earliest comparative period presented or (2) the commencement date of the lease (prior to the effective date). If the lessee applies the transition provisions at the beginning of the period of adoption, it initially recognizes the right-of-use asset and lease liability at the beginning of the period of adoption. Refer to section 11.2, *Transition*.

The lessee initially measures the lease liability at the present value of the sum of the following items using the discount rate for the lease (refer to section 11.3.3b, *Discount rates – leases previously classified as operating leases under ASC 840 – lessee*):

- ▶ The remaining minimum rental payments as described under ASC 840 (refer to section 11.3.3c, *Remaining minimum rental payments – leases previously classified as operating leases under ASC 840 – lessee*).
- ▶ Any amount it is probable a lessee will owe under a residual value guarantee.

If a lessee elects to apply the hindsight practical expedient for all leases, as described in section 11.2.2, *Transition practical expedients*, and concludes the lease term should change, we believe the entity adjusts the remaining minimum rental payments used to determine initial recognition of the lease liability to reflect the amount that would have been recorded had the revised lease term always been used.

Right-of-use asset

For an operating lease that continues to be classified as an operating lease under ASC 842 and has no associated liability recognized in accordance with ASC 420, *Exit or Disposal Cost Obligations*, a lessee initially measures the right-of-use asset at an amount equal to the lease liability, adjusted for (1) cumulative prepaid or accrued lease payments, (2) the remaining balance of any lease incentives received, (3) any unamortized initial direct costs (the balance of which may depend on whether the lessee elects to apply the package of practical expedients), (4) the unamortized balance of an asset or liability recognized in accordance with ASC 805 on business combinations relating to favorable or unfavorable lease terms (refer to section 11.5.2, *Amounts previously recognized in a business combination*) and (5) impairment losses (which may be impacted by whether the entity elects to use the hindsight practical expedient for all leases, as discussed in section 11.2.2, *Transition practical expedients*, when evaluating the right-of-use asset for impairment).

When an operating lease that continues to be classified as an operating lease under ASC 842 has an associated liability recognized in accordance with ASC 420, in addition to applying the guidance above, the lessee also includes the carrying value of the ASC 420 liability in the initial measurement of the right-of-use asset, and subsequently measures the right-of-use asset as if it had been impaired (refer to section 4.2.5, *Impairment of right-of-use assets in operating leases*). As a result, the expense recognized following adoption of ASC 842 includes amortization of the right-of-use asset, generally on a straight-line basis, as well as accretion of the lease liability, similar to expense recognized for a finance lease.

If the lessee elects to apply the package of practical expedients (refer to section 11.2.2, *Transition practical expedients*), it does not reassess whether initial direct costs qualify for capitalization under ASC 842.

If the lessee does not elect to apply the package of practical expedients (as described in section 11.2.2, *Transition practical expedients*) and applies the transition provisions at the beginning of the earliest comparative period presented, it writes off any unamortized initial direct costs that would not have qualified for capitalization under ASC 842 as:

- ▶ An adjustment to equity if the costs were incurred before the beginning of the earliest comparative period presented
- ▶ A charge to earnings in the comparative period for costs incurred on or after the beginning of the earliest comparative period presented

If the lessee applies the transition provisions at the beginning of the period of adoption, it writes off any unamortized initial direct costs that would not have qualified for capitalization under ASC 842 as an adjustment to equity in the period of adoption.

If the lessee elects to apply the hindsight practical expedient for all leases, as described in section 11.2.2, *Transition practical expedients*, and concludes the lease term should change, we believe it should adjust cumulative prepaid or accrued lease payments, the remaining balance of lease incentives received and unamortized initial direct costs and the unamortized balance of an asset or liability recognized in accordance with ASC 805 on business combinations relating to favorable or unfavorable lease terms, as applicable, to reflect the amounts that would have been recorded if the revised lease term had always been used.

In addition, the application of hindsight may affect the amortization of leasehold improvements. ASC 842's transition provisions do not address the accounting for existing leasehold improvements. However, if the entity elects the hindsight expedient and the lease term is revised, we believe a lessee can adjust its accounting for leasehold improvements through either of the following methods:

- ▶ Adjust leasehold improvements, with a cumulative effect adjustment to the beginning balance of retained earnings at the date of initial application, to reflect the amount of depreciation that would have already been recognized if the revised lease term had always been used
- ▶ Prospectively adjust amortization of leasehold improvements for the remainder of the revised lease term or the remaining useful life of the leasehold improvement, if shorter

Either method should be applied consistently and disclosed, if the amounts are material.

Illustration 11-1 Initial measurement of leases previously classified as operating leases under ASC 840 that are classified as operating leases under ASC 842 – lessee

Scenario A

A lessee that is a calendar-year public business entity entered into a 10-year lease of equipment that commenced on 1 January 2017 and was classified as an operating lease under ASC 840. The lessee makes annual payments that it pays in arrears on 31 December each year. The initial payment was \$10,000, and the terms call for a \$1,000 increase each year.

The deferred rent liability on 31 December 2018 is \$8,000. The lessee incurred \$7,500 of initial direct costs (IDCs) and half of the remaining unamortized IDCs of \$6,000 qualify for capitalization under ASC 842 at lease commencement (i.e., \$3,000 of remaining unamortized IDCs qualify for capitalization under ASC 842 at lease commencement).

The lessee elects to apply the package of practical expedients at transition and does not elect to apply the hindsight practical expedient. Therefore, lease classification and the remaining unamortized IDCs of \$6,000 are not reassessed. The lessee cannot determine the rate implicit in the lease, and its incremental borrowing rate (IBR) as of 1 January 2019 is 5%. Finally, the lessee elects to apply the transition provisions at the beginning of the period of adoption (i.e., 1 January 2019).

Analysis: In this example, the lessee records the following journal entry as of 1 January 2019:

Right-of-use asset	\$	96,529 (1)	
Deferred rent liability		8,000 (2)	
Lease liability			\$ 98,529 (3)
Capitalized IDCs			6,000 (4)

- (1) *The ROU asset equals the lease liability determined in (3) less the deferred rent liability determined in (2) plus remaining unamortized IDCs (\$98,529 – 8,000 + 6,000).*
- (2) *The deferred rent liability is the difference between the cash payments of \$21,000 for 2017 and 2018 and cumulative straight-line expense of \$29,000 (\$14,500 per year for 2017 and 2018).*
- (3) *The lease liability is the present value of the eight remaining rental payments discounted at the incremental borrowing rate of 5% (\$98,529).*
- (4) *The unamortized portion of IDCs capitalized under ASC 840 (\$7,500 – 1,500 for two years of amortization).*

Scenario B

Assume the same fact as in Scenario A except the lessee does not elect to apply the package of practical expedients at transition. As a result of the lessee reassessing lease classification by applying all of the guidance in ASC 842 relevant to determining lease classification, the lessee determines the lease is classified as an operating lease.

Analysis: In this example, the lessee records the following journal entry as of 1 January 2019:

Right-of-use asset	\$	93,529 (1)	
Deferred rent liability		8,000 (2)	
Cumulative-effect adjustment		3,000 (3)	
Lease liability			\$ 98,529 (4)
Capitalized IDCs			6,000 (5)

- (1) *The ROU asset equals the lease liability determined in (4) less the deferred rent liability determined in (2) plus remaining unamortized IDCs that qualify for capitalization under ASC 842 (\$98,529 – \$8,000 + \$3,000).*
- (2) *The deferred rent liability is the difference between the cash payments of \$21,000 for 2017 and 2018 and cumulative straight-line expense of \$29,000 (\$14,500 per year for 2017 and 2018).*
- (3) *The cumulative-effect adjustment is the portion of remaining unamortized IDCs that do not qualify for capitalization under ASC 842 (\$6,000 remaining unamortized IDCs [\$7,500 – \$1,500 for two years of amortization] x 50%).*
- (4) *The lease liability is the present value of the eight remaining rental payments discounted at the incremental borrowing rate of 5% (\$98,529).*
- (5) *The unamortized portion of IDCs capitalized under ASC 840 (\$7,500 – \$1,500 for two years of amortization) (half was included in the measurement of the ROU asset, and the portion that does not qualify for capitalization under ASC 842 was adjusted in (3)).*

11.3.3.2 Subsequent measurement before the effective date – leases classified as operating leases under ASC 842 – lessee

The guidance in this section applies only to a lessee that elects to apply the transition provisions at the beginning of the earliest comparative period presented. A lessee that applies the transition provisions at the beginning of the period of adoption does not change its accounting for periods before the effective date (i.e., it continues to apply the guidance in ASC 840, including its disclosure requirements, in the comparative periods presented). Refer to section 11.2, *Transition*.

If the lessee applies the transition provisions at the beginning of the earliest comparative period presented, during the periods prior to the effective date (e.g., from the beginning of the earliest comparative period presented through the effective date), the lessee will subsequently measure the lease liability as the present value of the remaining minimum rental payments as described under ASC 840 and the right-of-use asset at the amount of the lease liability (refer to section 11.3.3.1, *Initial measurement of leases previously classified as operating leases under ASC 840 – lessee*), adjusted for the following:

- ▶ Cumulative prepaid or accrued lease payments
- ▶ Remaining balance of any lease incentives received, which is the amount of the gross lease incentives received net of amounts recognized previously as part of the single lease cost described in paragraph 842-20-25-6(a)
- ▶ Unamortized initial direct costs
- ▶ The unamortized balance of an asset or liability recognized in accordance with ASC 805 on business combinations relating to favorable or unfavorable lease terms (refer to section 11.5.2, *Amounts previously recognized in a business combination*)
- ▶ Impairment of the right-of-use asset

The FASB indicated in the Basis for Conclusions (BC 390 of ASU 2016-02) that the practical effect of the modified retrospective transition is that an entity “runs off” its accounting for certain leases that exist prior to the effective date when lease classification does not change in transition. This is the case even if the entity did not elect to apply the package of practical expedients (refer to section 11.2.2, *Transition practical expedients*), but lease classification did not change (e.g., classification of a lease previously classified as an operating lease under ASC 840 is reassessed and the entity determines the lease is an operating lease under ASC 842). As a result, during the periods prior to the effective date, the lessee continues to “run off” its existing expense recognition under ASC 840, inclusive of amortization related to the remaining balance of lease incentives received and unamortized initial direct costs. If the lessee elects to apply the hindsight practical expedient and concludes that the lease term should change, the lessee recognizes expense using the adjusted lease term.

A lessee continues to follow the guidance for lease modifications in ASC 840-10 and ASC 840-30 to assess whether a lease modification has occurred and to account for the lease modification. For example, if an existing operating lease is renewed or extended beyond the original lease term (if the renewal option was not already included as part of the original lease term), this renewal or extension results in a new lease agreement for accounting purposes (refer to section 4.3.7, *Renewal or extension of an operating lease*, within our FRD, [Lease accounting: Accounting Standards Codification 840, Leases](#)).

When an operating lease that continues to be classified as an operating lease under ASC 842 has an associated liability recognized in accordance with ASC 420, the lessee subsequently measures the right-of-use asset as if it had been impaired (refer to section 4.2.5, *Impairment of right-of-use assets in operating leases*). As a result, the expense recognized following adoption of ASC 842 includes amortization of the right-of-use asset, generally on a straight-line basis, as well as accretion of the lease liability, similar to expense recognized for a finance lease (i.e., the lessee no longer accounts for the lease using a run-off of its prior ASC 840 accounting).

11.3.3.3 Subsequent measurement on or after the effective date – leases classified as operating leases under ASC 842 – lessee

The guidance in this section applies to all lessees with leases previously classified as operating leases under ASC 840 that are classified as operating leases under ASC 842, regardless of when a lessee applies the transition provisions (refer to section 11.2, *Transition*). When a lessee applies the transition provisions affects only the timing of recognition, not how the subsequent measurement guidance is applied.

Following the effective date, the lessee continues to measure the lease liability as described in section 11.3.3.1, *Initial measurement of leases previously classified as operating leases under ASC 840 – lessee*. The lessee also continues to measure the right-of-use asset at the amount of the lease liability (refer to section 11.3.3.1, *Initial measurement of leases previously classified as operating leases under ASC 840 – lessee*), adjusted for the following:

- ▶ Cumulative prepaid or accrued lease payments
- ▶ Remaining balance of any lease incentives received, which is the amount of the gross lease incentives received net of amounts recognized previously as part of the single lease cost described in paragraph 842-20-25-6(a)
- ▶ Unamortized initial direct costs
- ▶ The unamortized balance of an asset or liability recognized in accordance with ASC 805 on business combinations relating to favorable or unfavorable lease terms (refer to section 11.5.2, *Amounts previously recognized in a business combination*)
- ▶ Impairment of the right-of-use asset

As discussed in section 11.3.3.2, *Subsequent measurement before the effective date – leases classified as operating leases under ASC 842 – lessee*, the practical effect of the modified retrospective transition method is that an entity “runs off” its accounting for certain leases that commence prior to the effective date until certain events occur on or after the effective date (BC 390 of ASU 2016-02). Therefore, in periods following the effective date, the lessee “runs off” its existing expense recognition under ASC 840, inclusive of amortization related to the remaining balance of lease incentives received and unamortized initial direct costs, unless the lease is modified and the modified lease is not accounted for as a separate contract or the lessee is otherwise required to remeasure its lease liability in accordance with ASC 842. Beginning on the effective date, a lessee applies the lease modification guidance in ASC 842 to determine whether a lease modification results in a separate contract or a change in the accounting for the existing lease. The lessee follows the expense recognition guidance in ASC 842 from the effective date of the modification or remeasurement.

If the lessee elects to apply the hindsight practical expedient and concludes that the lease term should change, the lessee recognizes expense using the adjusted lease term.

Refer to the following sections for further discussion of the expense recognition, reassessment and lease modification guidance in ASC 842:

- ▶ 4.2.3, *Expense recognition – operating leases*
- ▶ 11.3.4, *Reassessment of lease liabilities and right-of-use assets – transition considerations*
- ▶ 4.5, *Remeasurement of lease liabilities and right-of-use assets – operating and finance leases*
- ▶ 4.6, *Lease modifications*

In addition, the lessee also applies the impairment guidance in ASC 360 to right-of-use assets after the effective date. Refer to section 4.2.3, *Expense recognition – operating leases*, for further discussion.

11.3.3a

Leases previously classified as operating leases under ASC 840 that are classified as finance leases under ASC 842 – lessee

Excerpt from Accounting Standards Codification

Leases – Overall

Transition and Open Effective Date Information

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- k. A lessee shall initially recognize a right-of-use asset and a **lease liability** at the application date as determined in (c).
- l. Unless, on or after the effective date, the lease is modified (and that modification is not accounted for as a separate contract in accordance with paragraph 842-10-25-8) or the lease liability is required to be remeasured in accordance with paragraph 842-20-35-4, a lessee shall measure the lease liability at the present value of the sum of the following, using a **discount rate for the lease** (which, for entities that are not public business entities, can be a risk-free rate determined in accordance with paragraph 842-20-30-3) established at the application date as determined in (c):
 1. The remaining minimum rental payments (as defined under Topic 840).
 2. Any amounts **probable** of being owed by the lessee under a **residual value guarantee**.
- o. For each lease classified as a finance lease in accordance with paragraph 842-10-25-2, a lessee shall measure the right-of-use asset as the applicable proportion of the lease liability at the commencement date, which can be imputed from the lease liability determined in accordance with (l). The applicable proportion is the remaining lease term at the application date as determined in (c) relative to the total lease term. A lessee shall adjust the right-of-use asset recognized by the carrying amount of any prepaid or accrued **lease payments** and the carrying amount of any liability recognized in accordance with Topic 420 for the lease.
- p. If a lessee does not elect the practical expedients described in (f), any unamortized initial direct costs that do not meet the definition of initial direct costs in this Topic shall be written off as an adjustment to equity unless the entity elects the transition method in (c)(1) and the costs were incurred after the beginning of the earliest period presented, in which case those costs shall be written off as an adjustment to earnings in the period the costs were incurred.
- q. If a modification to the contractual terms and conditions occurs on or after the effective date, and the modification does not result in a separate contract in accordance with paragraph 842-10-25-8, or the lessee is required to remeasure the lease liability for any reason (see paragraphs 842-20-35-4 through 35-5), the lessee shall follow the requirements in this Topic from the **effective date of the modification** or the remeasurement date.

Lessee elects to apply the package of practical expedients

If an entity elects to apply the package of practical expedients (refer to section 11.2.2, *Transition practical expedients*), operating leases under ASC 840 become operating leases under ASC 842 (i.e., lease classification is not reassessed in transition) and the guidance in this section is not applicable. In that case, the guidance in section 11.3.3, *Leases previously classified as operating leases under ASC 840 that are classified as operating leases under ASC 842 – lessee*, is applicable.

Lessee does not elect to apply the package of practical expedients

An entity that does not elect to apply the package of practical expedients reassesses (1) whether the arrangement is or contains a lease, (2) lease classification and (3) whether previously capitalized lease costs continue to qualify as initial direct costs. The entity applies, as of the lease commencement date (or most recent modification that does not result in a separate new lease), all of the guidance in ASC 842 relevant to determining lease classification. Refer to section 11.2.3, *Reassessment of lease classification*, for further discussion.

If the entity does not elect to apply the package of practical expedients, the assessment of lease classification could also be affected by a change in lease term if the entity elects to apply the hindsight practical expedient (refer to section 11.2.2, *Transition practical expedients*). The use of the hindsight practical expedient may affect lease classification only if the entity does not elect to apply the package of practical expedients. If the lease becomes an operating lease, refer to section 11.3.3, *Leases previously classified as operating leases under ASC 840 that are classified as operating leases under ASC 842 – lessee*.

Summary of transition provisions

The table below summarizes the guidance for leases that commence before the effective date, were previously classified as operating leases under ASC 840 and are classified as finance leases under ASC 842.

While application of the initial measurement guidance in the transition provisions is the same for all entities, the amount of each entity's cumulative effect adjustment to retained earnings could differ due to the timing of when the entity elects to apply the transition provisions.

	Lessee applies the transition provisions at the beginning of the earliest comparative period	Lessee applies the transition provisions at the beginning of the period of adoption
Initial measurement		
Lease liability	<p>The lessee recognizes a lease liability at the later of (1) the beginning of the earliest period presented in the financial statements and (2) the commencement date of the lease.</p> <p>The components of initial measurement of the lease liability include:</p> <ul style="list-style-type: none"> ▶ Discount rate¹⁵ (refer to section 11.3.3b, <i>Discount rates – leases previously classified as operating leases under ASC 840 – lessee</i>) ▶ Remaining minimum rental payments¹⁵ (refer to section 11.3.3c, <i>Remaining minimum rental payments – leases previously classified as operating leases under ASC 840 – lessee</i>) ▶ Amounts it is probable a lessee will owe under a residual value guarantee (ASC 842-10-65-1(k)(l) and section 11.3.3a.1, <i>Initial measurement for leases previously classified as operating leases under ASC 840 – lessee</i>) 	<p>The lessee recognizes a lease liability at the beginning of the period of adoption.</p> <p>The components of initial measurement of the lease liability include:</p> <ul style="list-style-type: none"> ▶ Discount rate¹⁵ (refer to section 11.3.3b, <i>Discount rates – leases previously classified as operating leases under ASC 840 – lessee</i>) ▶ Remaining minimum rental payments¹⁵ (refer to section 11.3.3c, <i>Remaining minimum rental payments – leases previously classified as operating leases under ASC 840 – lessee</i>) ▶ Amounts it is probable a lessee will owe under a residual value guarantee (ASC 842-10-65-1(k)(l) and section 11.3.3a.1, <i>Initial measurement for leases previously classified as operating leases under ASC 840 – lessee</i>)

¹⁵ If an entity elects the hindsight practical expedient and concludes that the lease term should change, we believe the entity adjusts these amounts to reflect the amounts that would have been determined if the revised lease term had always been used. Refer to section 11.2.2, *Transition practical expedients*.

	Lessee applies the transition provisions at the beginning of the earliest comparative period	Lessee applies the transition provisions at the beginning of the period of adoption
Initial measurement (continued)		
Right-of-use asset	<p>The lessee records a right-of-use asset measured as the applicable proportion of the lease liability at commencement, adjusted for the following, as applicable:</p> <ul style="list-style-type: none"> ▶ Cumulative prepaid or accrued lease payments¹⁵ ▶ Remaining balance of any lease incentives received¹⁵ ▶ Unamortized initial direct costs¹⁵ ▶ Unamortized balance of an asset or liability recognized in accordance with ASC 805 on business combinations relating to favorable or unfavorable lease terms¹⁵ ▶ Carrying amount of an exit or disposal cost (ASC 420) liability <p>(ASC 842-10-65-1(o) and section 11.3.3a.1, <i>Initial measurement for leases previously classified as operating leases under ASC 840 – lessee</i>. For leases denominated in a foreign currency, also refer to section 11.3.3d, <i>Foreign exchange rate – leases previously classified as operating leases under ASC 840 – lessee</i>, for a discussion of remeasurement of the right-of-use asset.)</p>	
Initial direct costs	<p>The lessee writes off unamortized initial direct costs that do not qualify for capitalization under ASC 842 as:</p> <ul style="list-style-type: none"> ▶ An adjustment to equity if the costs were incurred prior to the beginning of the earliest period presented ▶ A charge to earnings in the comparative period for costs incurred on or after the beginning of the earliest period presented <p>(ASC 842-10-65-1(p) and section 11.3.3a.1, <i>Initial measurement for leases previously classified as operating leases under ASC 840 – lessee</i>)</p>	<p>The lessee writes off unamortized initial direct costs that do not qualify for capitalization under ASC 842 as an adjustment to equity in the period of adoption.</p> <p>(ASC 842-10-65-1(p) and section 11.3.3a.1, <i>Initial measurement for leases previously classified as operating leases under ASC 840 – lessee</i>)</p>
Subsequent measurement before and on or after the effective date		
Right-of-use asset and lease liability	<p>We believe the lessee applies the subsequent measurement guidance in ASC 842. (Sections 11.3.3a.2, <i>Subsequent measurement before and on or after the effective date – leases classified as finance leases under ASC 842</i>, and 4.3.2, <i>Subsequent measurement – finance leases</i>)</p>	
Expense recognition	<p>We believe the lessee recognizes expense¹⁵ in accordance with the subsequent measurement guidance in ASC 842. (Sections 11.3.3a.2, <i>Subsequent measurement before and on or after the effective date – leases classified as finance leases under ASC 842</i>, and 4.3.3, <i>Expense recognition – finance leases</i>)</p>	
Lease modifications	<p>The lessee applies the modification guidance in ASC 842. (Sections 11.3.3a.2, <i>Subsequent measurement before and on or after the effective date – leases classified as finance leases under ASC 842</i>, and 4.6, <i>Lease modifications</i>)</p>	
Reassessment and remeasurement of the right-of-use asset and lease liability	<p>We believe the lessee applies the reassessment and remeasurement guidance in ASC 842. If the lessee elects to apply the hindsight practical expedient, it considers all facts and circumstances that have changed, through the effective date (but not after the effective date), in determining the lease term in transition. As a result, significant events or significant changes in facts and circumstances that occurred before the effective date would have already been considered in the initial recognition of the lease liability and right-of-use asset in transition, and the lessee would apply ASC 842's reassessment requirements to any significant events or significant changes in circumstances that occur following the effective date. (Sections 11.3.3a.2, <i>Subsequent measurement before and on or after the effective date – leases classified as finance leases under ASC 842</i>, 11.3.4, <i>Reassessment of lease liabilities and right-of-use assets – transition considerations</i>, and 4.5, <i>Remeasurement of lease liabilities and right-of-use assets – operating and finance leases</i>)</p>	

11.3.3a.1 Initial measurement for leases previously classified as operating leases under ASC 840 – lessee (updated January 2019)

Lease liability

If a lessee applies the transition provisions at the beginning of the earliest comparative period presented, the lessee initially recognizes a right-of-use asset and lease liability for an existing operating lease at the later of (1) the beginning of the earliest comparative period presented or (2) the commencement date of the lease (before the effective date). If the lessee applies the transition provisions as of the beginning of the period of adoption, the lessee initially recognizes a right-of-use asset and lease liability are recognized at the beginning of the period of adoption. Refer to section 11.2, *Transition*.

The lessee initially measures the lease liability at the present value of the sum of the following items using the discount rate for the lease (refer to section 11.3.3b, *Discount rates – leases previously classified as operating leases under ASC 840 – lessee*):

- ▶ The remaining minimum rental payments as described under ASC 840 (refer to section 11.3.3c, *Remaining minimum rental payments – leases previously classified as operating leases under ASC 840 – lessee*)
- ▶ Any amount it is probable the lessee will owe under a residual value guarantee

If the lessee elects to apply the hindsight practical expedient for all leases, as described in section 11.2.2, *Transition practical expedients*, and concludes the lease term should change, we believe the entity adjusts the remaining minimum rental payments used to determine initial recognition of the lease liability and reflects the amount that would have been recorded if the revised lease term had always been used.

Right-of-use asset

For a lease previously classified as an operating lease under ASC 840 that is classified as a finance lease under ASC 842, a lessee does the following:

- ▶ Measures the right-of-use asset as the applicable proportion of the lease liability at the commencement date (which could precede the beginning of the earliest comparative period presented) that can be imputed (i.e., calculated) from the lease liability determined based on the guidance above
- ▶ Adjusts the right-of-use asset for:
 - ▶ Cumulative prepaid or accrued lease payments
 - ▶ Remaining balance of any lease incentives received
 - ▶ Unamortized initial direct costs
 - ▶ Unamortized balance of an asset or liability recognized in accordance with ASC 805 on business combinations relating to favorable or unfavorable lease terms
 - ▶ Carrying amount of an exit or disposal cost (ASC 420) liability

We believe the applicable proportion of the lease liability is the amount that would have been recognized at commencement of the lease if ASC 842 had always been applied, multiplied by the remaining proportion of the original lease term. For example, assume that a lease with an original term of 10 years has a remaining term of eight years at the beginning of the earliest comparative period presented. If the original lease liability would have been calculated as \$100,000 at lease commencement (assuming the provisions of ASC 842 had always been applied), the right-of-use asset recognized would be \$80,000 (calculated as \$100,000 original lease liability divided by the 10-year lease term multiplied by eight years remaining at the beginning of earliest comparative period presented). The right-of-use asset would then be adjusted for any prepaid or accrued rent, remaining balance of any lease incentives received,

unamortized initial direct costs, unamortized balance of an ASC 805 asset or liability relating to favorable or unfavorable lease terms (refer to section 11.5.2, *Amounts previously recognized in a business combination*) and the carrying amount of an exit or disposal cost (ASC 420) liability.

When the lessee does not elect to apply the package of practical expedients (as described in section 11.2.2, *Transition practical expedients*) and applies the transition provisions at the beginning of the earliest comparative period presented, it writes off any unamortized initial direct costs that would not have qualified for capitalization under ASC 842 as:

- ▶ An adjustment to equity if the costs were incurred prior to the beginning of the earliest comparative period presented
- ▶ A charge to earnings in the comparative period for costs incurred on or after the beginning of the earliest comparative period presented

If the lessee applies the transition provisions at the beginning of the period of adoption, it writes off any unamortized initial direct costs that would not have qualified for capitalization under ASC 842 as an adjustment to equity in the period of adoption.

If the lessee elects to apply the hindsight practical expedient for all leases, as described in section 11.2.2, *Transition practical expedients*, and concludes the lease term should change, we believe the applicable proportion of the lease liability used to measure the right-of-use asset for a finance lease, the remaining balance of any lease incentives received, any unamortized initial direct costs and any unamortized balance of an asset or liability recognized in accordance with ASC 805 on business combinations relating to favorable or unfavorable lease terms are adjusted to reflect the amounts that would have been recognized if the revised lease term had always been used.

In addition, the application of hindsight may affect the amortization of leasehold improvements. If the lease term is revised, we believe a lessee adjusts its accounting for leasehold improvements in one of the following ways:

- ▶ Adjust leasehold improvements, with a cumulative effect adjustment to the beginning balance of retained earnings at the date of initial application, to reflect the amounts that would remain if the revised lease term had always been used
- ▶ Prospectively adjust amortization of leasehold improvements for the remainder of the revised lease term or the remaining useful life of the leasehold improvements, if shorter

Illustration 11-2 Initial measurement of leases previously classified as operating leases under ASC 840 that are classified as finance leases under ASC 842 – lessee

A lessee that is a calendar-year public business entity entered into a 10-year lease of equipment that commenced on 1 January 2017 and was classified as an operating lease under ASC 840. The lessee makes annual payments that it pays in arrears on 31 December each year. The initial payment was \$10,000, and the terms call for a \$1,000 increase each year. The deferred rent liability on 31 December 2018 is \$8,000. The lessee incurred \$7,500 of initial direct costs (IDCs) and half of the remaining unamortized IDCs of \$6,000 qualify for capitalization under ASC 842 at lease commencement (i.e., \$3,000 of remaining unamortized IDCs qualify for capitalization under ASC 842 at lease commencement).

The lessee does not elect to apply the package of practical expedients or the hindsight practical expedient at transition. As a result of the lessee reassessing lease classification by applying all of the guidance in ASC 842 relevant to determining lease classification, the lessee determines the lease is classified as a finance lease. The lessee cannot determine the rate implicit in the lease, and its incremental borrowing rate (IBR) as of 1 January 2019 is 5%. Finally, the lessee elects to apply the transition provisions at the beginning of the period of adoption (i.e., 1 January 2019).

Analysis: In this example, the lessee records the following journal entry as of 1 January 2019:

Right-of-use asset	\$ 82,096 (1)	
Deferred rent liability	8,000 (2)	
Cumulative-effect adjustment	14,433 (3)	
Lease liability		\$ 98,529 (4)
Capitalized IDCs		6,000 (5)

(1) *The ROU asset equals the assumed lease liability at the lease commencement date (\$108,869) divided by the 10-year lease term multiplied by the eight-year remaining term less the deferred rent liability plus IDCs that qualify for capitalization under ASC 842 [(((\$108,869/10)*8)) – \$8,000 + \$3,000].*

(2) *The deferred rent liability is the difference between the cash payments of \$21,000 for 2017 and 2018 and cumulative straight-line expense of \$29,000 (\$14,500 per year for 2017 and 2018).*

(3) *The cumulative-effect adjustment is the portion of the unamortized IDCs that do not qualify for capitalization under ASC 842 (\$3,000) less the difference between the portion of the ROU asset imputed from the hypothetical lease liability determined at lease commencement (\$87,096 [\$108,869 x 8/10 remaining lease term]) and the lease liability recognized at the beginning of the earliest comparative period presented (\$98,529).*

(4) *The lease liability is the present value of the eight remaining rental payments discounted at the incremental borrowing rate of 5% (\$98,529).*

(5) *The unamortized portion of IDCs capitalized under ASC 840 (\$7,500 – \$1,500 for two years of amortization).*

11.3.3a.2

Subsequent measurement before and on or after the effective date – leases classified as finance leases under ASC 842

If the lessee applies the transition provisions at the beginning of the earliest comparative period presented, when lease classification changes in transition (e.g., a lease previously classified as an operating lease under ASC 840 becomes a finance lease under ASC 842), we believe the lessee applies ASC 842's subsequent measurement guidance, which includes evaluating modifications and remeasurements in accordance with ASC 842.

If the lessee applies the transition provisions at the beginning of the period of adoption, it does not change its accounting prior to the effective date (i.e., it continues to apply the guidance in ASC 840, including its disclosure requirements, in the comparative periods presented). After the effective date, the lessee applies ASC 842's subsequent measurement guidance, which includes evaluating modifications and remeasurements in accordance with ASC 842.

If the lessee elects to apply the hindsight practical expedient and concludes that the lease term should change, the lessee recognizes expense using the adjusted lease term.

Refer to the following sections for further details of the subsequent measurement of finance lease right-of-use assets and lease liabilities, expense recognition, remeasurement of lease liabilities and lease modifications under ASC 842:

- ▶ 4.3.2, *Subsequent measurement – finance leases*
- ▶ 4.3.3, *Expense recognition – finance leases*
- ▶ 11.3.4, *Reassessment of lease liabilities and right-of-use assets – transition considerations*
- ▶ 4.5, *Remeasurement of lease liabilities and right-of-use assets – operating and finance leases*
- ▶ 4.6, *Lease modifications*

If the lessee elects to apply the hindsight practical expedient (refer to section 11.2.2, *Transition practical expedients*), it considers all facts and circumstances that have changed, through the effective date (but not after the effective date), in determining the lease term in transition. As a result, significant events or significant changes in facts and circumstances that occurred through the effective date would have

already been considered in the initial recognition of the lease liability and right-of-use asset in transition, and the lessee would apply ASC 842's reassessment requirements to any significant events or significant changes in circumstances that occur after the effective date.

11.3.3b Discount rates – leases previously classified as operating leases under ASC 840 – lessee

If the lessee applies the transition provisions at the beginning of the earliest comparative period presented, a lessee uses a discount rate for the lease established at the later of (1) the beginning of the earliest comparative period presented or (2) the commencement date of the lease. If the lessee applies the transition provisions at the effective date, it uses a discount rate for the lease established at that date. Refer to section 11.2, *Transition*.

For leases that exist prior to the date of initial application (and were previously classified as operating leases), questions have arisen regarding the lease term an entity should use to determine the incremental borrowing rate. In response to a technical inquiry, the FASB staff said a lessee can elect to use either of the following periods to measure its incremental borrowing rate:

- ▶ The total lease term measured at lease inception under ASC 840
- ▶ The remaining lease term as of the date of initial application

This is consistent with the views expressed by the SEC staff at the 2017 AICPA Conference on Current SEC and PCAOB Developments.¹⁶ The SEC staff stated that it would not object to a registrant's consistent application of an incremental borrowing rate in transition that is based on either the original lease term or the remaining lease term.

For example, assume a lessee entered into an operating lease for a 20-year term commencing on 1 January 2005 and the date of initial application is 1 January 2017. In this case, the entity could elect to determine its incremental borrowing rate, as of 1 January 2017, based on a 20-year term (i.e., the total lease term) or on an eight-year term (i.e., the remaining lease term as of the date of initial application).

Assume the same facts except the 20-year lease has a five-year renewal option that was previously excluded from the lease term because the lessee determined that it wasn't reasonably assured of exercising the option. The lessee also elects the hindsight practical expedient and concludes that the lease term is 25 years. In that case, the entity could elect to determine its incremental borrowing, as of 1 January 2017, based on a 25-year term (i.e., the total lease term) or based on a 13-year term (i.e., the remaining lease term as of the date of initial application).

The election should be applied consistently to all of the lessee's leases previously classified as operating leases.

The lease payments and lease term used to measure the incremental borrowing rate should be consistent (e.g., an entity that elects to measure the discount rate using the total lease term also should measure the discount rate using lease payments over the total lease term). Refer to section 2.5, *Discount rates*, for further discussion of determining discount rates under ASC 842.

¹⁶ Remarks by Mike Berrigan, Professional Accounting Fellow, Office of the Chief Accountant, at the 2017 AICPA National Conference on Current SEC and PCAOB Developments, 4 December 2017.

11.3.3c Remaining minimum rental payments – leases previously classified as operating leases under ASC 840 – lessee (updated January 2019)

ASC 842-10-65-1(l) requires a lessee to use its “minimum rental payments (as defined under Topic 840)” as an input to measure its lease liability for leases previously classified as operating leases under ASC 840. However, ASC 840 does not define minimum rental payments. Under ASC 840, some lessees include executory costs (i.e., insurance, taxes, maintenance) when determining minimum rental payments. In response to a technical inquiry, for purposes of applying ASC 842’s transition provisions, the FASB staff said a lessee should follow its existing policy under ASC 840 to include or exclude executory costs when determining its minimum rental payments.

The FASB staff also said an entity that wants to change its existing policy under ASC 840 to include or exclude executory costs (e.g., maintenance, taxes, insurance) when determining its minimum rental payments must evaluate the change in accordance with ASC 250, *Accounting Changes and Error Corrections* (refer to our FRD, *Accounting changes and error corrections*). In a speech,¹⁷ a member of the SEC staff reiterated the views expressed by the FASB staff.

Also refer to transition section 11.2.8, *Practical expedient to not separate lease and non-lease components*, for a discussion of a circumstance when we believe lease and non-lease components (e.g., maintenance) may be combined in transition when an entity elects to apply the practical expedient to not separate lease and non-lease components to all leases entered into and modified after the effective date of the new leases standard.

When a lease includes payments based on an index or rate, questions also arise about the date a lessee should use to determine the index or rate to measure minimum rental payments in transition. In response to a technical inquiry, the FASB staff said a lessee should use the index or rate as of the later of (1) the lease inception date or (2) the effective date of the most recent lease modification to measure its minimum rental payments in transition. That is, for a lease with an inception date or that was modified before the date of initial application, the lessee would not remeasure its minimum rental payments at the date of initial application in transition to ASC 842.

However, in a speech,¹⁸ the SEC staff stated that it would not object if a company that has a historical policy of updating the base rate in its disclosure of minimum rental payments under ASC 840 to reflect a change in index or rate since inception of the lease uses the index or rate at the date of transition for the initial measurement of those leases upon the adoption of ASC 842. However, the SEC staff stated that an entity that does not have a historical policy of updating the base rate and wishes to change its policy is required to evaluate the change in accordance with ASC 250.

¹⁷ Speech by Michael P. Berrigan, 4 December 2017. Refer to the SEC website at <https://www.sec.gov/news/speech/berrigan-aicpa-2017-conference-sec-pcaob-developments>.

¹⁸ Speech by Andrew W. Pidgeon, 10 December 2018. Refer to the SEC website at <https://www.sec.gov/news/speech/speech-pidgeon-121018>.

11.3.3d Foreign exchange rate – leases previously classified as operating leases under ASC 840 – lessee

When a lessee initially recognizes a right-of-use asset for an existing operating lease that is denominated in a foreign currency, the lessee determines the appropriate foreign exchange rate to use to prospectively remeasure the right-of-use asset to its functional currency. We believe a lessee should use the foreign exchange rate at the date the lessee first recognizes the right-of-use asset on its balance sheet to remeasure a right-of-use asset. This approach is consistent with ASC 830-20-30-1, which requires initial measurement of a foreign currency-denominated asset using the exchange rate in effect at the date of initial recognition.

11.3.4 Reassessment of lease liabilities and right-of-use assets – transition considerations

Excerpt from Accounting Standards Codification

Leases – Overall

Transition and Open Effective Date Information

842-10-65-1

Leases previously classified as operating leases under Topic 840

- q. If a modification to the contractual terms and conditions occurs on or after the effective date, and the modification does not result in a separate contract in accordance with paragraph 842-10-25-8, or the lessee is required to remeasure the lease liability for any reason (see paragraphs 842-20-35-4 through 35-5), the lessee shall follow the requirements in this Topic from the **effective date of the modification** or the remeasurement date.

Leases previously classified as capital leases under Topic 840

- t. If a modification to the contractual terms and conditions occurs on or after the effective date, and the modification does not result in a separate contract in accordance with paragraph 842-10-25-8, or the lessee is required to remeasure the lease liability in accordance with paragraph 842-20-35-4, the lessee shall subsequently account for the lease in accordance with the requirements in this Topic beginning on the effective date of the modification or the remeasurement date.

ASC 842's transition provisions generally allow for a lessee to run out its existing accounting under ASC 840 when lease classification does not change in transition (i.e., leases previously classified as operating leases under ASC 840 remain operating leases under ASC 842, and leases previously classified as capital leases under ASC 840 become finance leases under ASC 842). However, after the effective date, a lessee applies the guidance in ASC 842 to such leases when there is a lease modification (i.e., a change to the terms and conditions of the contract that results in a change in the scope of or the consideration for the lease) that is not accounted for as a separate contract. Refer to section 4.6, *Lease modifications*.

The lessee is also required to apply the guidance in ASC 842 and remeasure finance and operating lease liabilities when any of the following occurs:

- ▶ A resolution of a contingency that is unrelated to a change in reference index or rate and that results in some or all of the payments allocated to the lease component that were previously determined to be variable meeting the definition of a lease payment (e.g., an event occurs that results in variable payments that were linked to the performance or use of the underlying asset becoming fixed payments for the remainder of the lease term)

- ▶ A change in any of the following:
 - ▶ The lease term (refer to section 2.3.1, *Lease term*)
 - ▶ The assessment of whether a lessee is reasonably certain to exercise an option to purchase the underlying asset (refer to section 2.3.2, *Purchase options*)
 - ▶ The amount it is probable the lessee will owe under a residual value guarantee (refer to section 2.4.6, *Amounts it is probable that a lessee will owe under residual value guarantees – lessees only*)

The last criterion above does not immediately apply to leases previously classified as capital leases under ASC 840 that become finance leases under ASC 842. The initial measurement of a capital lease obligation under ASC 840 includes the full amount of a residual value guarantee rather than the amount probable of being owed. That is, after the effective date lessees do not remeasure the lease liability to reflect the amount probable of being owed for a residual value guarantee until there is a lease modification not accounted for as a separate lease or the liability is reassessed for other reasons described above. Refer to section 3.5.1, *Summary of lease reassessment and remeasurement requirements*, for further discussion.

ASC 842 does not address how an entity applies the lease term reassessment requirements (including requirements to reassess purchase and termination options) to leases that exist before and continue to exist after the effective date when the lessee has not elected to apply the hindsight practical expedient (refer to section 11.2.2, *Transition practical expedients*). As a result, questions have arisen about whether such lessees should apply the lease term reassessment requirements in ASC 842-10-65-1(q) and (t) immediately at the effective date or when the next triggering event occurs following the effective date.

We believe a lessee reassesses the lease term only when a significant event or significant change in circumstances within the lessee's control occurs on or after the effective date (e.g., construction of leasehold improvements). Consequently, any significant events or significant changes in circumstances that occurred before the effective date do not result in a lease term reassessment at the effective date. However, if and when a lessee reassesses its lease liability after the effective date, we believe it should consider all cumulative changes in facts and circumstances through the date of reassessment. That is, changes in facts and circumstances that occurred before the effective date are considered in addition to the significant change in facts and circumstances after the effective date in the reassessment of whether the lessee is reasonably certain to exercise an option to extend the lease term, not terminate the lease or purchase the underlying asset.

If a lessee elects to apply the hindsight practical expedient discussed in section 11.2.2, *Transition practical expedients*, it considers all facts and circumstances that have changed through the effective date (but not after the effective date) when determining the lease term in transition. As a result, significant events or significant changes in facts and circumstances that occurred before the effective date would have already been considered in the initial recognition of the lease liability and right-of-use asset in transition. An entity that elects to apply the hindsight practical expedient continues to monitor for additional significant events or significant changes in facts and circumstances on or after the effective date.

The following illustration shows the application of the reassessment guidance to a lease for an entity that did not elect to apply the hindsight practical expedient.

Illustration 11-3 Reassessment of the lease term after the effective date (hindsight practical expedient is not elected)

Lessee A enters into a 10-year operating lease of space in an office building that commences on 1 January 2015. The lease includes an option for the lessee to extend the term for an additional five years. At lease inception, when Lessee A applied the guidance in ASC 840, it determined that it was not reasonably assured of exercising the extension option. On 1 March 2018, Lessee A approves a plan to construct significant leasehold improvements to its office space, and construction is completed on 1 December 2018. The improvements are expected to have significant economic value to Lessee A when its renewal option is exercisable.

Lessee A adopts ASC 842 effective 1 January 2019. Lessee A applies the transition provisions at the beginning of the earliest comparative period presented (i.e., as of 1 January 2017) and does not elect to apply the hindsight practical expedient. On 1 March 2020, Lessee A approves a plan to move its corporate headquarters to this office space.

Analysis: When Lessee A adopts the guidance in ASC 842, it recognizes its operating lease liability and right-of-use asset based on the remaining lease term of eight years as of 1 January 2017 (the beginning of the earliest comparative period presented). On 1 March 2020 when it approves the plan to relocate its corporate headquarters to the leased space, Lessee A concludes this is a significant event within its control that requires it to reassess its lease term. Lessee A considers both the relocation and the expected value of previously constructed leasehold improvements in its reassessment of the lease term and might conclude that it is now reasonably certain to exercise the extension option. If so, Lessee A reassesses its lease classification as a result of the revised lease term and concludes that the lease remains an operating lease, and it remeasures its lease liability and right-of-use asset based on the revised remaining lease term.

In this scenario, the construction of the leasehold improvements in 2018 does not affect the lease term at the effective date, but it would be considered in determining whether the lessee is reasonably certain to exercise the renewal upon the next reassessment event (i.e., on 1 March 2020).

Judgment may be required to determine whether the reassessment requirements of ASC 842 should be applied at the effective date when there are significant events or changes in circumstances in progress at that date. For example, if a lessee begins construction related to significant improvements to its leased space before the effective date, and construction is substantially complete at the effective date, the lessee may conclude that a significant change in circumstances related to these improvements has not occurred on or after the effective date. Alternatively, if the construction is not substantially complete at the effective date and the lessee makes modifications to its planned improvements, the lessee may determine that the modifications to its in-process improvements represent a significant change in circumstances requiring reassessment.

11.3.5

Lessee transition – examples

11.3.5.1

Leases previously classified as capital leases under ASC 840

ASC 842 includes the following example to illustrate the application of ASC 842's lessee transition guidance for existing capital leases.

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

Illustrations of Transition

Illustration of Lessee Transition—Existing Capital Lease

842-10-55-243

Example 28 illustrates lessee accounting for the transition of existing capital leases when an entity elects the transition method in paragraph 842-10-65-1(c)(1).

Example 28 – Lessee Transition – Existing Capital Lease

842-10-55-244

The effective date of the guidance in this Topic for Lessee is January 1, 20X4. Lessee enters into a 7-year lease of an asset on January 1, 20X1, with annual lease payments of \$25,000 payable at the end of each year. The lease includes a residual value guarantee by Lessee of \$8,190. Lessee's incremental borrowing rate on the date of commencement was 6 percent. Lessee accounts for the lease as a capital lease. At lease commencement, Lessee defers initial direct costs of \$2,800, which will be amortized over the lease term. On January 1, 20X2 (and before transition adjustments), Lessee has a lease liability of \$128,707, a lease asset of \$124,434, and unamortized initial direct costs of \$2,400.

842-10-55-245

January 1, 20X2 is the beginning of the earliest comparative period presented in the financial statements in which Lessee first applies the guidance in this Topic. Lessee has elected the package of practical expedients in paragraph 842-10-65-1(f). As such, Lessee accounts for the lease as a finance lease, without reassessing whether the contract contains a lease or whether classification of the lease would be different in accordance with this Topic. Lessee also does not reassess whether the unamortized initial direct costs on January 1, 20X2, would have met the definition of initial direct costs in this Topic at lease commencement.

842-10-55-246

On January 1, 20X2, Lessee recognizes a lease liability at the carrying amount of the capital lease obligation on December 31, 20X1, of \$128,707 and a right-of-use asset at the carrying amount of the capital lease asset of \$126,834 (which includes unamortized initial direct costs of \$2,400 that were included in the capital lease asset). Lessee subsequently measures the lease liability and the right-of-use asset in accordance with Subtopic 840-30 until the effective date.

842-10-55-247

Beginning on the effective date, Lessee applies the subsequent measurement guidance in Section 842-20-35, including the reassessment requirements, except for the requirement to reassess amounts probable of being owed under residual value guarantees. Such amounts will only be reassessed if there is a remeasurement of the lease liability for another reason, including as a result of a lease modification (that is, not accounted for as a separate contract).

11.3.5.2

Leases previously classified as operating leases under ASC 840

ASC 842 includes the following example to illustrate the application of ASC 842's lessee transition guidance for existing operating leases.

Excerpt from Accounting Standards Codification

Leases – Overall

Implementation Guidance and Illustrations

Illustrations of Transition

Illustration of Lessee Transition—Existing Operating Lease

842-10-55-248

Example 29 illustrates lessee accounting for the transition of existing operating leases when an entity elects the transition method in paragraph 842-10-65-1(c)(1).

Example 29 – Lessee Transition – Existing Operating Lease

842-10-55-249

The effective date of the guidance in this Topic for Lessee is January 1, 20X4. Lessee enters into a five-year lease of an asset on January 1, 20X1, with annual lease payments payable at the end of each year. Lessee accounts for the lease as an operating lease. At lease commencement, Lessee defers initial direct costs of \$500, which will be amortized over the lease term. On January 1, 20X2 (and before transition adjustments), Lessee has an accrued rent liability of \$1,200 for the lease, reflecting rent that was previously recognized as an expense but was not yet paid as of that date. Four lease payments (1 payment of \$31,000 followed by 3 payments of \$33,000) and unamortized initial direct costs of \$400 remain.

842-10-55-250

January 1, 20X2 is the beginning of the earliest comparative period presented in the financial statements in which Lessee first applies the guidance in this Topic. On January 1, 20X2, Lessee's incremental borrowing rate is 6 percent. Lessee has elected the package of practical expedients in paragraph 842-10-65-1(f). As such, Lessee accounts for the lease as an operating lease, without reassessing whether the contract contains a lease or whether classification of the lease would be different in accordance with this Topic. Lessee also does not reassess whether the unamortized initial direct costs on January 1, 20X2, would have met the definition of initial direct costs in this Topic at lease commencement.

842-10-55-251

On January 1, 20X2, Lessee measures the lease liability at \$112,462, which is the present value of 1 payment of \$31,000 and 3 payments of \$33,000 discounted using the rate of 6 percent. The right-of-use asset is equal to the lease liability before adjustment for accrued rent and unamortized initial direct costs, which were not reassessed because Lessee elected the practical expedients in paragraph 842-10-65-1(f).

842-10-55-252

On January 1, 20X2, Lessee recognizes a lease liability of \$112,462 and a right-of-use asset of \$111,662 ($\$112,462 - \$1,200 + \400).

842-10-55-253

From the transition date (January 1, 20X2) on, Lessee will continue to measure and recognize the lease liability at the present value of the sum of the remaining minimum rental payments (as that term was applied under Topic 840) and the right-of-use asset in accordance with this Topic.

842-10-55-254

Beginning on the effective date of January 1, 20X4, Lessee applies the subsequent measurement guidance in Section 842-20-35, including the reassessment requirements.

11.3.6

Lessee involvement in asset construction ('build-to-suit' transactions) (updated January 2019)

Excerpt from Accounting Standards Codification

Leases – Overall

Transition and Open Effective Date Information

842-10-65-1

- u. A lessee shall apply a modified retrospective transition approach for leases accounted for as build-to-suit arrangements under Topic 840 that are existing at, or entered into after, the beginning of the earliest comparative period presented in the financial statements (if an entity elects the transition method in (c)(1)) or that are existing at the beginning of the reporting period in which the entity first applies the pending content that links to this paragraph (if an entity elects the transition method in (c)(2)) as follows:
 - 1. If an entity has recognized assets and liabilities solely as a result of a transaction's build-to-suit designation in accordance with Topic 840, the entity shall do the following:
 - i. If an entity elects the transition method in (c)(1), the entity shall derecognize those assets and liabilities at the later of the beginning of the earliest comparative period presented in the financial statements and the date that the lessee is determined to be the accounting owner of the asset in accordance with Topic 840.
 - ii. If an entity elects the transition method in (c)(2), the entity shall derecognize those assets and liabilities at the beginning of the reporting period in which the entity first applies the pending content that links to this paragraph.
 - iii. Any difference in (i) or (ii) shall be recorded as an adjustment to equity at the date that those assets and liabilities were derecognized in accordance with (u)(1)(i) or (ii).
 - iv. The lessee shall apply the lessee transition requirements in (k) through (t) to the lease.
 - 2. If the construction period of the build-to-suit lease concluded before the beginning of the earliest comparative period presented in the financial statements (if the entity elects the transition method in (c)(1)) or if it concluded before the beginning of the reporting period in which the entity first applies the pending content that links to this paragraph (if the entity elects the transition method in (c)(2)), and the transaction qualified as a sale and leaseback transaction in accordance with Subtopic 840-40 before that date, the entity shall follow the general lessee transition requirements for the lease.

ASC 842 significantly changes the guidance for lessee involvement in asset construction. The guidance in ASC 842 focuses on whether the lessee controls the asset being constructed rather than whether the lessee has substantially all of the risks during the construction period. Refer to section 7.7, *Lessee involvement in asset construction ('build-to-suit' transactions)*, for further discussion of the evaluation and accounting for build-to-suit transactions under ASC 842.

The accounting by entities that recognized assets and liabilities solely as a result of the build-to-suit guidance in ASC 840 will depend upon whether the construction project is complete as of the effective date.

Construction is completed before the effective date

If an entity recognized assets and liabilities solely as a result of the build-to-suit guidance in ASC 840 and construction of the asset was completed prior to the effective date, the entity is required to derecognize those assets and liabilities. This guidance applies even if the entity would conclude it controls the asset being constructed by applying ASC 842's guidance on lessee involvement in asset construction. For an

entity that elects to apply the transition provisions at the beginning of the earliest period presented, this guidance also applies to all assets and liabilities recognized solely as a result of ASC 840's build-to-suit guidance, even if the entity achieved sale-leaseback accounting during the comparative periods presented.

If the entity applies the transition provisions at the beginning of the period of adoption (i.e., the effective date), it derecognizes the assets and liabilities at that date. Any difference between the assets and liabilities derecognized is recorded as an adjustment to equity at that date.

If the entity applies the transition provisions at the beginning of the earliest comparative period presented, it derecognizes the assets and liabilities at the later of (1) the beginning of the earliest period presented in the financial statements and (2) the date that the lessee is determined to be the accounting owner of the asset (generally the date construction of the asset commenced). If the entity derecognizes the assets and liabilities at the beginning of the earliest period presented, any difference between the assets and liabilities derecognized is recorded as an adjustment to equity at that date. If the entity applies the transition provisions at the beginning of the earliest comparative period presented and initially recognized build-to-suit assets and liabilities in accordance with ASC 840 after the beginning of the earliest period presented, we believe it should reverse any of the accounting entries that were recorded during the comparative periods for the respective line items (e.g., capitalization of the constructed asset and the related liability, depreciation expense, interest expense) rather than as an adjustment to equity.

Following derecognition of the assets and liabilities, the lessee recognizes the lease in accordance with ASC 842. If the entity applies the transition provisions at the beginning of the period of adoption (e.g., 1 January 2019 for calendar-year public business entities), it recognizes the lease at that date. If the entity applies the transition provisions at the beginning of the earliest comparative period presented, it recognizes the lease at the later of the beginning of the earliest comparative period presented and the commencement date of the lease (generally at the completion of construction).

The transition guidance does not address how an entity that derecognizes assets and liabilities previously recognized solely as a result of the build-to-suit guidance in ASC 840 would classify its lease in transition.

For purposes of applying ASC 842's transition provisions, if an entity did not elect the package of practical expedients (and therefore is reassessing lease classification for all existing leases), we believe the entity could apply ASC 842 to classify the lease either:

- ▶ At the date the underlying asset was available for use by the lessee (generally the date construction was completed)
- ▶ At the later of (1) the date the underlying asset was available for use by the lessee and (2) the date the entity applies the standard's transition provisions (e.g., 1 January 2019 for a calendar-year public business entity that applies the transition provisions at the beginning of the period of adoption)

If an entity elects the package of practical expedients (and therefore is not reassessing lease classification for all existing leases), we believe to initially classify the lease the entity could do one of the following:

- ▶ Apply ASC 840 to classify the lease as if it had always been accounted for as a lease (i.e., it would apply ASC 840's classification guidance at the lease inception date)
- ▶ Apply ASC 842 to classify the lease as if it had always been accounted for as a lease (i.e., it would apply ASC 842's classification guidance at the date the underlying asset was available for use by the lessee (generally the date construction was completed))
- ▶ Apply ASC 842 to classify the lease at the later of (1) the date the underlying asset was available for use by the lessee and (2) the date the entity applies the standard's transition provisions (e.g., 1 January 2019 for a calendar-year public business entity that applies the standard's transition provisions at the beginning of the period of adoption)

In accordance with ASC 842-10-65-1(u)(2), if the construction period of the build-to-suit lease concluded before the beginning of the earliest comparative period presented in the financial statements (if the entity elects to apply the transition provisions at the beginning of the earliest period presented) or if it concluded before the beginning of the period of adoption (if the entity elects the transition provisions at the beginning of the period of adoption) and the transaction qualified as a sale and leaseback transaction in accordance with Subtopic 840-40 before that date, the entity follows the general lessee transition requirements for the lease. That is, in these situations, the entity does not follow the transition provisions for build-to-suit transactions and would apply the transition provisions in ASC 842-10-65-1(k) through (y) and (dd) through (ee) for the leaseback (refer to section 11.5.1, *Sale and leaseback transition*). For example, assume a public business entity that recognized build-to-suit assets and liabilities in accordance with ASC 840 elects to apply the transition provisions on 1 January 2019. Also assume construction of the underlying asset concluded and the transaction qualified as a sale-leaseback under ASC 840-40 before 1 January 2019. In this example, the entity would apply the general lessee transition provisions for the lease (and thus the guidance above is not applicable).

Construction is ongoing at the effective date

If an entity previously determined it was the deemed owner of an asset during construction following the guidance in ASC 840 and the construction project is ongoing at the effective date, the entity would derecognize the assets and liabilities. If the entity applies the transition provisions at the beginning of the earliest comparative period presented, it derecognizes the assets and liabilities at the later of (1) the beginning of the earliest period presented in the financial statements or (2) the date construction of the assets commenced. If the entity applies the transition provisions at the beginning of the period of adoption, it derecognizes the assets and liabilities at that date. At the effective date, the entity will evaluate ASC 842's guidance for lessee involvement in asset construction to determine if it controls the underlying asset. If the entity concludes it controls the asset, it will again recognize the asset under construction with a related financing obligation. Refer to section 7.7, *Lessee involvement in asset construction ('build-to-suit' transactions)*, for further discussion of determining whether a lessee controls an asset under construction and the accounting when the lessee is the deemed owner.

In some circumstances, an entity may have determined that it was not the deemed owner of the asset during construction applying ASC 840 (i.e., the entity did not bear substantially all of the construction period risk); however, applying the guidance in ASC 842, the entity determines that it controls the asset under construction at the effective date. In those cases, we believe the lessee would recognize the asset and financing obligation as of the effective date. If the lessee applies the transition provisions at the beginning of the earliest comparative period presented, it could also choose to recognize that asset and financing obligation as of the beginning of construction.

Lessors are required to follow ASC 842's guidance on lessee involvement in asset construction for any construction project that is in progress or commences on or after the effective date of ASC 842. Refer to section 7.7, *Lessee involvement in asset construction ('build-to-suit' transactions)*.

11.4

Lessor transition (updated March 2019)

The FASB issued ASU 2018-20, *Narrow-Scope Improvements for Lessors*, which amended ASC 842 to allow lessors to make an accounting policy election not to evaluate whether sales taxes and similar taxes imposed by a governmental authority on a specific lease revenue-producing transaction and collected by the lessor from the lessee are the primary obligation of the lessor as owner of the underlying leased asset. A lessor that makes this election must exclude from the consideration in the contract and from variable payments not included in the consideration in the contract all taxes within the scope of the election and make additional disclosures. The amendments also require a lessor to exclude lessor costs paid directly by a lessee to third parties on the lessor's behalf from variable payments, but lessor costs that are paid by the lessor and reimbursed by the lessee are required to be included in variable payments. Refer to section 1.4.4, *Determining, allocating and reassessing the consideration in the contract – lessors*, for further discussion.

The amendments also clarify that when lessors allocate variable payments to lease and non-lease components they are required to follow the recognition guidance in ASC 842 for the lease component and other applicable guidance, such as ASC 606, for the non-lease component. Refer to section 1.4.4.3, *Allocating variable payments – lessors*.



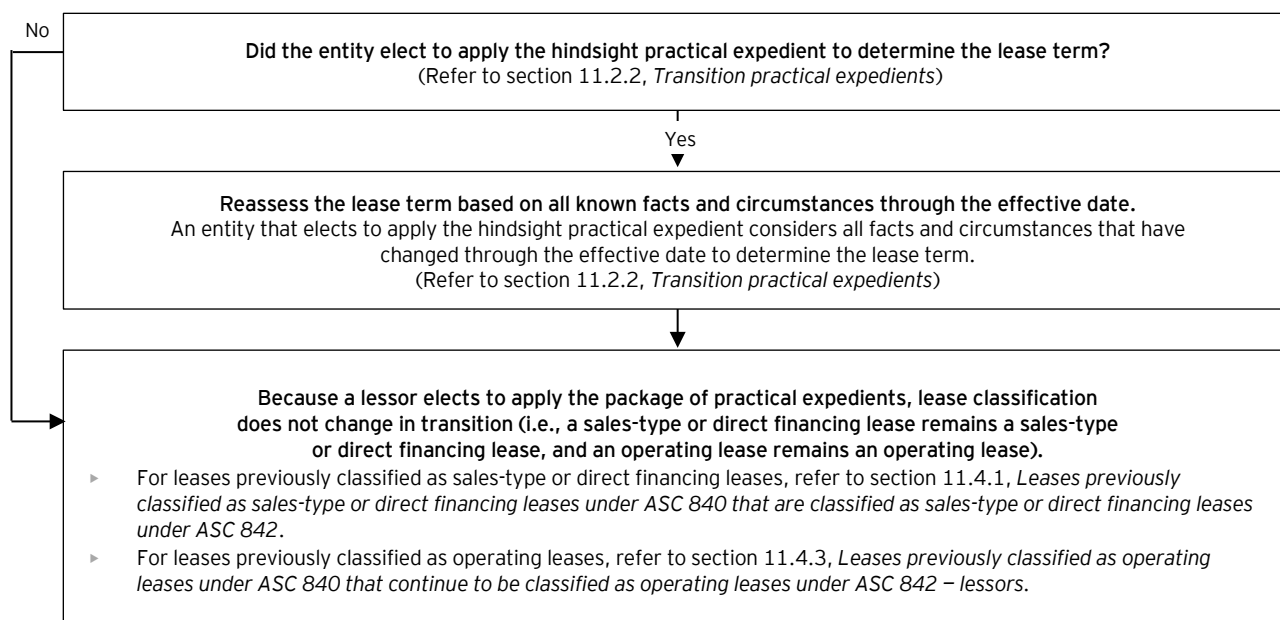
FASB amendments

The FASB issued ASU 2019-01, *Codification Improvements*, which added guidance to ASC 842 that is similar to the guidance in ASC 840-10-55-44 and states that, for lessors that are not manufacturers or dealers, the fair value of the underlying asset is their cost, less any volume or trade discounts. However, if there is a significant amount of time between the acquisition of the underlying asset and lease commencement, a lessor would have to measure the fair value using the guidance in ASC 820, *Fair Value Measurement*. Refer to section 2.8, *Fair value*, for further discussion.

The amendments also clarified that lessors in the scope of ASC 942, *Financial Services – Depository and Lending*, must classify principal payments received from sales-type and direct financing leases in investing activities in the statement of cash flows. Refer to section 5.8, *Presentation*, for further discussion.

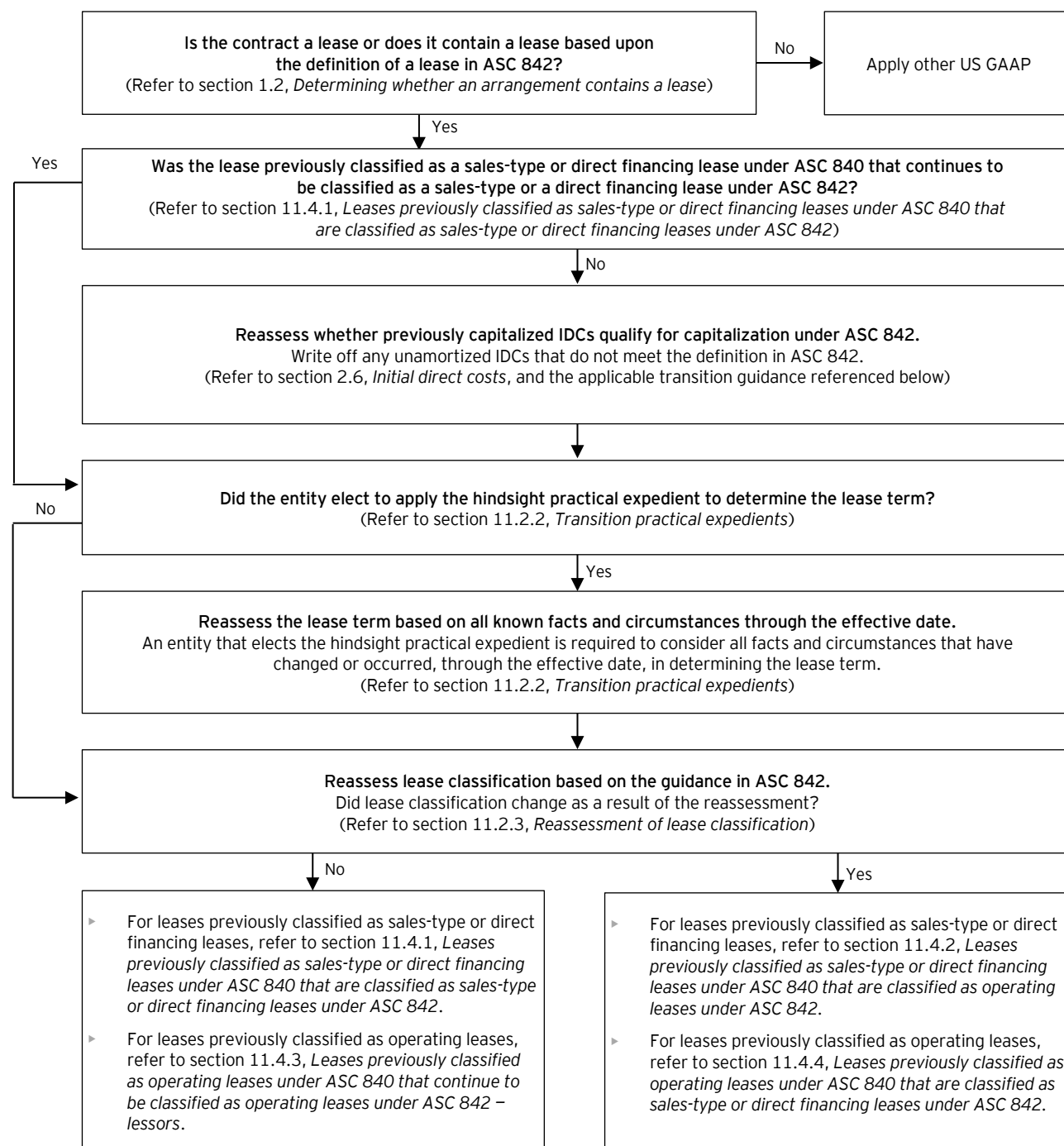
Lessor transition when the package of practical expedients is elected

The flowchart below shows how a lessor that elects the package of practical expedients applies the transition guidance. As discussed in section 11.2.2, *Transition practical expedients*, an entity that elects the package of practical expedients does not reassess whether the arrangement is or contains a lease, lease classification and whether previously capitalized costs continue to qualify as initial direct costs.



Lessor transition when the package of practical expedients is not elected

The flowchart below shows how a lessor that does not elect the package of practical expedients (discussed in section 11.2.2, *Transition practical expedients*) applies the transition guidance.



11.4.1

Leases previously classified as sales-type or direct financing leases under ASC 840 that are classified as sales-type or direct financing leases under ASC 842

Excerpt from Accounting Standards Codification

Leases – Overall

Transition and Open Effective Date Information

842-10-65-1

- x. For each lease classified as a direct financing lease or a sales-type lease in accordance with this Topic, do all of the following:
 1. Continue to recognize a net investment in the lease at the application date as determined in (c) at the carrying amount of the net investment at that date. This would include any unamortized initial direct costs capitalized as part of the lessor's net investment in the lease in accordance with Topic 840.
 2. If an entity elects the transition method in (c)(1), before the effective date, a lessor shall account for the lease in accordance with Topic 840.
 3. Regardless of the transition method selected in (c), beginning on the effective date, a lessor shall account for the lease in accordance with the recognition, subsequent measurement, presentation, and disclosure guidance in Subtopic 842-30.
 4. Beginning on the effective date, if a lessor modifies the lease (and the modification is not accounted for as a separate contract in accordance with paragraph 842-10-25-8), it shall account for the modified lease in accordance with paragraph 842-10-25-16 if the lease is classified as a direct financing lease before the modification or paragraph 842-10-25-17 if the lease is classified as a sales-type lease before the modification. A lessor shall not remeasure the net investment in the lease on or after the effective date unless the lease is modified (and the modification is not accounted for as a separate contract in accordance with paragraph 842-10-25-8).

Lessor elects to apply the package of practical expedients

If an entity elects to apply the package of practical expedients, as described in section 11.2.2, *Transition practical expedients*, sales-type leases and direct financing leases under ASC 840 remain sales-type leases and direct financing leases, respectively, under ASC 842 (i.e., lease classification is not reassessed in transition).

Lessor does not elect to apply the package of practical expedients

For these leases, an entity that does not elect to apply the package of practical expedients reassesses (1) whether the arrangement is or contains a lease and (2) lease classification. That entity applies, as of the lease commencement date (or most recent modification that does not result in a separate new lease), all of the guidance in ASC 842 relevant to determining lease classification. Refer to section 11.2.3, *Reassessment of lease classification*, for further discussion. If lease classification changes from a sales-type or direct financing lease to an operating lease, refer to section 11.4.2, *Leases previously classified as sales-type or direct financing leases under ASC 840 that are classified as operating leases under ASC 842*.

If the entity does not elect to apply the package of practical expedients, reassessment of lease classification could also be impacted by a change in lease term if the entity elects to apply the hindsight practical expedient (described in 11.2.2, *Transition practical expedients*). The use of the hindsight practical expedient may impact lease classification only if the package of practical expedients is not elected.

Summary of transition provisions

The table below summarizes the guidance for leases that commence before the effective date, were previously classified as sales-type or direct financing leases under ASC 840 and continue to be classified as sales-type or direct financing leases under ASC 842. Even if classification changes from a sales-type lease to a direct financing lease or from a direct financing lease to a sales-type lease, a lessor continues to run out its accounting under ASC 840 as more fully described in this section.

While application of the initial measurement guidance in the transition provisions is the same for all entities, the amount of each entity's cumulative effect adjustment to retained earnings could differ due to the timing of when the entity elects to apply the transition provisions.

	Lessor applies the transition provisions at the beginning of the earliest comparative period	Lessor applies the transition provisions at the beginning of the period of adoption
Initial recognition		
Net investment in the lease	The lessor continues to recognize a net investment in the lease at the later of (1) the beginning of the earliest comparative period presented or (2) the commencement date of the lease, measured at the carrying amount of the net investment in the lease under ASC 840, including any unamortized initial direct costs capitalized as part of the lessor's net investment in the lease under ASC 840. ¹⁹ (ASC 842-10-65-1(x)(1) and section 11.4.1.1, <i>Initial measurement</i>)	The lessor continues to recognize a net investment in the lease measured at the carrying amount of the net investment in the lease under ASC 840, including any unamortized initial direct costs capitalized as part of the lessor's net investment in the lease under ASC 840, at the beginning of the period of adoption. ¹⁹ (ASC 842-10-65-1(x)(1) and section 11.4.1.1, <i>Initial measurement</i>)
Initial direct costs	For existing direct financing leases, the lessor continues to recognize unamortized initial direct costs capitalized in accordance with ASC 840 (i.e., reassessment of initial direct costs under ASC 842 is not permitted, even if the package of practical expedients is not elected). Existing sales-type leases would not have capitalized initial direct costs because ASC 840 requires initial direct costs incurred by the lessor to be expensed as part of the gain on sale in a sales-type lease. (ASC 842-10-65-1(x)(1) and section 11.4.1.1, <i>Initial measurement</i>)	
Subsequent measurement before the effective date		
Net investment in the lease and income recognition	The lessor accounts for the lease in accordance with ASC 840 and recognizes income consistent with its existing recognition pattern under ASC 840. ¹⁹ (ASC 842-10-65-1(x)(2) and section 11.4.1.2, <i>Subsequent measurement before the effective date</i>)	A lessor does not change its accounting prior to the effective date (i.e., it continues to apply the guidance in ASC 840, including its disclosure requirements, in the comparative periods presented). (Section 11.4.1.2, <i>Subsequent measurement before the effective date</i>)
Lease modifications	The lessor follows the lease modification guidance in ASC 840. (ASC 842-10-65-1(x)(2) and section 11.4.1.2, <i>Subsequent measurement before the effective date</i>)	

¹⁹ If the entity elects to apply the hindsight practical expedient and concludes that the lease term should change, we believe the entity adjusts these amounts to reflect the amounts that would have been recorded if the revised lease term had always been used. Refer to section 11.2.2, *Transition practical expedients*.

	Lessee applies the transition provisions at the beginning of the earliest comparative period	Lessee applies the transition provisions at the beginning of the period of adoption
Subsequent measurement on or after the effective date		
Net investment in the lease and income recognition	The lessor accounts for the net investment in the lease and recognizes income ¹⁹ in accordance with the subsequent measurement guidance in ASC 842-30. (ASC 842-10-65-1(x)(3), ASC 842-30 and sections 11.4.1.3, <i>Subsequent measurement on or after the effective date</i> , 5.2.2, <i>Subsequent measurement – sales-type leases</i> , and 5.3.2, <i>Subsequent measurement – direct financing leases</i>)	
Lease modifications	If a modification occurs on or after the effective date (and the modification is not accounted for as a separate contract in accordance with paragraph 842-10-25-8), the lessee applies the following guidance: <ul style="list-style-type: none"> ▶ ASC 842-10-25-16 if the lease is classified as a direct financing lease before the modification (refer to section 5.6.3.2, <i>Modification to a direct financing lease that is not accounted for as a separate contract</i>) ▶ ASC 842-10-25-17 if the lease is classified as a sales-type lease before the modification (refer to section 5.6.3.3, <i>Modification to a sales-type lease that is not accounted for as a separate contract</i>) (ASC 842-10-65-1(x)(4) and sections 11.4.1.3, <i>Subsequent measurement on or after the effective date</i> , 5.6, <i>Lease modifications</i> and 2.3.6.2, <i>Reassessment of the lease term and purchase options – lessors</i>)	

11.4.1.1

Initial measurement

For existing sales-type and direct financing leases that continue to be classified as sales-type leases or direct financing leases under ASC 842, a lessor continues to recognize a net investment in the lease measured at the carrying amount of the net investment in the lease under ASC 840, including any unamortized initial direct costs capitalized as part of the lessor's net investment in the lease under ASC 840 (i.e., no reassessment of initial direct costs under ASC 842 is permitted even if the entity does not elect to apply the package of practical expedients).

If the entity elects to apply the hindsight practical expedient, as discussed in section 11.2.2, *Transition practical expedients*, and concludes that the lease term should change, we believe the entity adjusts the carrying amount of the initial measurement of the net investment in the lease measured under ASC 840 for the change in the lease term to reflect how the lease would have been recorded under ASC 840 had the revised lease term always been applied. As discussed above, use of the hindsight practical expedient can only affect lease classification if the package of practical expedients is not elected.

11.4.1.2

Subsequent measurement before the effective date

The guidance in this section applies only to a lessor that applies the transition provisions at the beginning of the earliest comparative period presented. If the lessor applies the transition provisions at the beginning of the period of adoption, it does not change its accounting for the periods before the effective date (i.e., it continues to apply the guidance in ASC 840, including its disclosure requirements, in the comparative periods presented). Refer to section 11.2, *Transition*.

Net investment in the lease and income recognition

The FASB indicated in the Basis for Conclusions (BC 390 of ASU 2016-02) that the practical effect of the modified retrospective transition is that an entity "runs off" its accounting for certain leases that existed before the effective date when lease classification does not change in transition. This is the case even if the entity did not elect to apply the package of practical expedients (refer to section 11.2.2, *Transition practical expedients*), but lease classification did not change (e.g., the classification of a lease previously classified as a sales-type or direct financing lease under ASC 840 is reassessed, and the entity determines that the lease is a sales-type or direct financing lease under ASC 842).

As a result, during the periods before the effective date, the lessor accounts for the net investment in the lease in accordance with the subsequent measurement guidance for sales-type or direct financing leases in ASC 840 and records income consistent with its existing recognition pattern under ASC 840. If the lessor elects to apply the hindsight practical expedient and concludes that the lease term changes, the lessor adjusts its income prospectively (i.e., from the later of (1) the beginning of the earliest comparative period presented or (2) the commencement date of the lease).

Lease modifications

The lessor follows the guidance for lease modifications in ASC 840 to assess whether a lease modification has occurred and to account for the lease modification.

Presentation of lease payments in the statement of cash flows

Neither ASC 230 nor ASC 840 addresses the presentation of lease payments received from a direct financing or sales-type lease in the statement of cash flows under ASC 840. Under ASC 840, some entities presented principal payments received as an operating activity because the lease represents a revenue-generating activity. Other entities considered these types of leases to be a financing transaction and therefore presented the principal payments received as an investing activity. Upon transition, it is unclear whether a lessor that applies the transition provisions at the beginning of the earliest comparative period presented and presents lease payments received under ASC 840 as an investing activity should adjust comparative information in the statement of cash flows. We believe that a lessor should apply the cash flow classification guidance in ASC 842-30, which requires a lessor to classify receipt of lease payments within operating activities to all comparative periods presented. However, lessors in the scope of ASC 942 would generally continue to classify principal payments received under sales-type and direct financing leases in investing activities in the statement of cash flows. Refer to section 5.8, *Presentation*, for further discussion of classification of lease payments by lessors.

11.4.1.3

Subsequent measurement on or after the effective date

The guidance in this section applies to all lessors with leases previously classified as sales-type or direct financing leases under ASC 840 that continue to be classified as sales-type or direct financing leases under ASC 842, regardless of when the lessee applies the transition provisions (refer to section 11.2, *Transition*). When a lessor applies the transition provisions affects only the timing of recognition, not how the subsequent measurement guidance is applied.

Net investment in the lease and income recognition

Beginning on the effective date (i.e., 1 January 2019 for calendar-year PBEs that do not adopt early), the lessor applies the subsequent measurement guidance in ASC 842 to account for the net investment in the lease and to recognize income. If the entity applies the hindsight practical expedient and concludes the lease term should change, the lessor measures the net investment in the lease and recognizes income based on the revised lease term.

Lease modifications

Beginning on the effective date, a lessor applies the guidance in ASC 842 to determine whether a lease modification has occurred and whether the modification results in a separate contract or a change in the accounting for the existing lease. The lessor also applies the guidance in ASC 842 to determine whether the exercise of an option to extend the lease or purchase the underlying asset by a lessee must be accounted for as a modification. Following the effective date of the modification, the lessor applies the subsequent measurement guidance in ASC 842.

In addition, following the effective date, a lessor evaluates the net investment in a sales-type or a direct financing lease for impairment using the guidance for receivables in ASC 310 (before the adoption of ASU 2016-13, *Measurement of Credit Losses on Financial Instruments*) or ASC 326 (after the adoption of ASU 2016-13).

Refer to the following sections for further discussion of subsequent measurement and lease modification guidance to apply following the effective date:

- ▶ 5.2, *Sales-type leases*
- ▶ 5.3, *Direct financing leases*
- ▶ 5.6, *Lease modifications*
- ▶ 2.3.6.2, *Reassessment of the lease term and purchase options – lessors*

11.4.2

Leases previously classified as sales-type or direct financing leases under ASC 840 that are classified as operating leases under ASC 842

Excerpt from Accounting Standards Codification

Leases – Overall

Transition and Open Effective Date Information

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- y. For each lease classified as an operating lease in accordance with this Topic, the objective is to account for the lease, beginning on the application date as determined in (c), as if it had always been accounted for as an operating lease in accordance with this Topic. Consequently, a lessor shall do all of the following:
1. Recognize the underlying asset at what the carrying amount would have been had the lease been classified as an operating lease under Topic 840.
 2. Derecognize the carrying amount of the net investment in the lease.
 3. Record any difference between the amounts in (y)(1) and (y)(2) as follows:
 - i. If an entity elects the transition method in (c)(1), as an adjustment to equity (if the commencement date of the lease was before the beginning of the earliest period presented or if the lease was acquired as part of a business combination) or earnings (if the commencement date of the lease was on or after the beginning of the earliest period presented).
 - ii. If an entity elects the transition method in (c)(2), as an adjustment to equity.
 4. Subsequently account for the operating lease in accordance with this Topic and the underlying asset in accordance with other Topics.

Lessor elects to apply the package of practical expedients

If an entity elects to apply the package of practical expedients described in section 11.2.2, *Transition practical expedients*, sales-type and direct financing leases under ASC 840 remain sales-type and direct financing leases, respectively, under ASC 842 (i.e., lease classification is not reassessed in transition), and the guidance in this section is not applicable. In that case, the guidance in section 11.4.1, *Leases previously classified as sales-type or direct financing leases under ASC 840 that are classified as sales-type or direct financing leases under ASC 842*, is applicable.

Lessor does not elect to apply the package of practical expedients

An entity that does not elect to apply the package of practical expedients reassesses (1) whether the arrangement is or contains a lease, (2) lease classification and (3) whether previously capitalized costs continue to qualify as initial direct costs. That entity applies, as of the lease commencement date (or most recent modification that does not result in a separate new lease), all of the guidance in ASC 842 relevant to determining lease classification. Refer to section 11.2.3, *Reassessment of lease classification*, for further discussion.

If the entity does not elect to apply the package of practical expedients, the assessment of lease classification could be affected by a change in lease term if the entity elects to apply the hindsight practical expedient (described in 11.2.2, *Transition practical expedients*). The use of the hindsight practical expedient might affect lease classification only if the package of practical expedients is not elected.

Summary of transition provisions

The table below summarizes the guidance for leases that commence before the effective date, were previously classified as sales-type or direct financing leases under ASC 840 and are classified as operating leases under ASC 842.

While application of the initial measurement guidance in the transition provisions is the same for all entities, the amount of each entity's cumulative effect adjustment to retained earnings could differ due to the timing of when the entity elects to apply the transition provisions.

	Lessor applies the transition provisions at the beginning of the earliest comparative period	Lessor applies the transition provisions at the beginning of the period of adoption
Initial measurement		
Underlying asset and any lease assets and liabilities	<p>At the later of (1) the beginning of the earliest comparative period presented or (2) the commencement date of the lease, the lessor:</p> <ul style="list-style-type: none"> ▶ Derecognizes the carrying amount of the net investment in the lease ▶ Recognizes the underlying asset at what the carrying amount would have been had the lease been classified as an operating lease under ASC 840 (refer to section 11.4.2.1, <i>Initial measurement</i>, for leases denominated in a foreign currency) <p>We also believe a lessor:</p> <ul style="list-style-type: none"> ▶ Recognizes any lease-related assets or liabilities at the amounts that would have been recognized as if the lease had always been accounted for as an operating lease under ASC 842²⁰ ▶ Recognizes initial direct costs as if ASC 842 had always been applied²⁰ 	<p>At the beginning of the period of adoption, the lessor:</p> <ul style="list-style-type: none"> ▶ Derecognizes the carrying amount of the net investment in the lease ▶ Recognizes the underlying asset at what the carrying amount would have been if the lease had been classified as an operating lease under ASC 840 (refer to section 11.4.2.1, <i>Initial measurement</i>, for leases denominated in a foreign currency)²⁰ <p>We also believe a lessor:</p> <ul style="list-style-type: none"> ▶ Recognizes any lease-related assets or liabilities at the amounts that would have been recognized as if the lease had always been accounted for as an operating lease under ASC 842²⁰ ▶ Recognizes initial direct costs as if ASC 842 had always been applied²⁰ ▶ Records any difference between the carrying amount of the net investment in the lease and the carrying amount of the underlying asset and any lease-related assets or liabilities as an adjustment to equity in the period of adoption <p>(ASC 842-10-65-1(y)(1)(2)(3) and section 11.4.2.1, <i>Initial measurement</i>)</p>

²⁰ If an entity elects to apply the hindsight practical expedient and concludes that the lease term should change, we believe the entity adjusts these amounts to reflect the amounts that would have been determined if the revised lease term had always been used. Refer to section 11.2.2, *Transition practical expedients*.

	Lessee applies the transition provisions at the beginning of the earliest comparative period	Lessee applies the transition provisions at the beginning of the period of adoption
Initial measurement (continued)		
	<ul style="list-style-type: none"> ▶ Records any difference between the carrying amount of the net investment in the lease and the carrying amount of the underlying asset and any lease-related assets or liabilities as: <ul style="list-style-type: none"> ▶ An adjustment to equity if the lease commenced before the beginning of the earliest comparative period presented ▶ An adjustment to earnings in the comparative period if the lease commenced on or after the beginning of the earliest comparative period presented <p>(ASC 842-10-65-1(y)(1)(2)(3) and section 11.4.2.1, <i>Initial measurement</i>)</p>	
Subsequent measurement before and on or after the effective date²¹		
Underlying asset and lease income	The lessor accounts for the operating lease in accordance with the subsequent measurement guidance for operating leases in ASC 842 ²⁰ and the underlying asset in accordance with ASC 360. (ASC 842-10-65-1(y)(4), ASC 842 and sections 11.4.2.2, <i>Subsequent measurement before and on or after the effective date</i> , and 5.4, <i>Operating leases</i>)	
Lease modifications	The lessor follows the lease modification guidance in ASC 842. (ASC 842-10-65-1(y)(4), and sections 11.4.2.2, <i>Subsequent measurement before and on or after the effective date</i> , and 5.6, <i>Lease modifications</i>)	

11.4.2.1

Initial measurement

A lessor accounts for an existing lease previously classified as a sales-type lease or direct financing lease under ASC 840 that is classified as an operating lease under ASC 842 as if it had always been accounted for as an operating lease under ASC 842. That is, a lessor:

- ▶ Derecognizes the carrying amount of the net investment in the lease
- ▶ Recognizes the underlying asset at what the carrying amount would have been had the lease been classified as an operating lease under ASC 840 (which as discussed below could be impacted if the lessor elects to use the hindsight practical expedient as discussed in section 11.2.2, *Transition practical expedients*)
- ▶ We also believe a lessor:
 - ▶ Recognizes any lease-related assets or liabilities at the amounts that would have been recognized as if the lease had always been accounted for as an operating lease under ASC 842
 - ▶ Recognizes initial direct costs as if ASC 842 had always been applied

²¹ A lessor that applies the transition provisions at the beginning of the period of adoption does not change its accounting before the effective date (i.e., it continues to apply the guidance in ASC 840, including its disclosure requirements, in the comparative periods presented). Beginning on the effective date, the lessor applies the guidance in this table.

If the lessor applies the transition provisions at the beginning of the earliest comparative period presented, it would derecognize the net investment in the lease and underlying asset and recognize lease-related assets or liabilities and initial direct costs at the later of (1) the beginning of the earliest comparative period presented or (2) the commencement date of the lease. If the lessor applies the transition provisions to the beginning of the period of adoption, it would derecognize the net investment in the lease and underlying asset and recognize lease-related assets or liabilities and initial direct costs at that date.

If the lessor applies the transition provisions at the beginning of the earliest comparative period presented, the lessor records an adjustment for any difference between the carrying amount of the net investment in the lease and the carrying amount of the underlying asset and any lease-related assets or liabilities as:

- ▶ An adjustment to equity if the lease commenced before the beginning of the earliest comparative period presented
- ▶ An adjustment to earnings in the comparative period if the lease commenced after the beginning of the earliest comparative period presented

If the lessor applies the transition provisions to the beginning of the period of adoption, any difference between the carrying amount of the net investment in the lease and the carrying amount in the underlying asset and any lease-related assets or liabilities is recorded as an adjustment to equity at that date.

When a lessor recognizes an underlying asset for a lease previously classified as a sales-type or direct financing lease under ASC 840 that is classified as an operating lease under ASC 842, the lessor determines the appropriate foreign exchange rate to translate the underlying asset to its functional currency. We believe a lessor should use the foreign exchange rate at the date the underlying asset was originally acquired. This approach is consistent with ASC 830-20-30-1, which requires initial measurement of a foreign currency-denominated asset using the exchange rate in effect at the date of initial recognition.

If the entity elects to apply the hindsight practical expedient, as discussed in section 11.2.2, *Transition practical expedients*, and concludes the lease term should change, the entity recognizes lease-related assets or liabilities (e.g., prepaid or accrued rent, initial direct costs) in transition based on the revised lease term. The use of the hindsight practical expedient could also affect lease classification but only if the package of practical expedients is not elected.

11.4.2.2

Subsequent measurement before and on or after the effective date

If the lessor applies the transition provisions at the beginning of the earliest comparative period presented, when lease classification changes in transition (e.g., a lease previously classified as a sales-type or direct financing lease under ASC 840 becomes an operating lease under ASC 842), the lessor no longer “runs off” its previous lease accounting for certain leases as described in the Basis for Conclusions (BC 390 of ASU 2016-02). Instead, for all periods presented (i.e., both prior to and following the effective date), the lessor subsequently accounts for the operating lease in accordance with ASC 842 and the underlying asset in accordance with ASC 360. The lessor recognizes income under ASC 842 as if it had always applied that guidance.

If the lessor applies the transition provisions at the beginning of the period of adoption, it does not change its accounting in the comparative period presented. The lessor accounts for the sales-type or direct financing lease under ASC 840 in the comparative periods presented and subsequently accounts for the operating lease in accordance with ASC 842 at the beginning of the period of adoption. Refer to section 11.2, *Transition*. After the effective date, the lessor accounts for the operating lease in accordance with ASC 842 and the underlying asset in accordance with ASC 360. Beginning on the effective date, the lessor recognizes income under ASC 842 as if it had always applied that guidance.

If the entity elects to apply the hindsight practical expedient and concludes the lease term should change, the lessor recognizes income based on the revised lease term.

The lessor applies the guidance in ASC 842 to determine whether a lease modification results in a separate contract or a change in the accounting for the existing lease (refer to section 5.6, *Lease modifications*). When a lessee exercises an option to extend the lease or purchase the underlying asset and the exercise of the option is inconsistent with the existing lease term determination, the lessor accounts for the exercise of that option in the same manner as a lease modification under ASC 842. Following the effective date of the modification, the lessor applies the subsequent measurement guidance in ASC 842.

Refer to the following sections for further discussion of the guidance on subsequent measurement, income recognition and lease modification to apply following the effective date:

- ▶ 5.4, *Operating leases*
- ▶ 5.6, *Lease modifications*
- ▶ 5.6.3.1, *Modification to an operating lease that is not accounted for as a separate contract*
- ▶ 2.3.6.2, *Reassessment of the lease term and purchase options – lessors*

11.4.3

Leases previously classified as operating leases under ASC 840 that continue to be classified as operating leases under ASC 842 – lessors

Excerpt from Accounting Standards Codification

Leases – Overall

Transition and Open Effective Date Information

842-10-65-1

- v. For each lease classified as an operating lease in accordance with this Topic, a lessor shall do all of the following:
1. Continue to recognize the carrying amount of the underlying asset and any lease assets or liabilities at the application date as determined in (c) as the same amounts recognized by the lessor immediately before that date in accordance with Topic 840.
 2. Account for previously recognized securitized receivables as secured borrowings in accordance with other Topics.
 3. If a lessor does not elect the practical expedients described in (f), write off any unamortized initial direct costs that do not meet the definition of initial direct costs in this Topic as an adjustment to equity unless the entity elects the transition method in (c)(1) and the costs were incurred after the beginning of the earliest period presented, in which case those costs shall be written off as an adjustment to earnings in the period the costs were incurred.

Lessor elects to apply the package of practical expedients

If an entity elects to apply the package of practical expedients, as described in section 11.2.2, *Transition practical expedients*, operating leases under ASC 840 remain operating leases under ASC 842 (i.e., lease classification is not reassessed in transition).

Lessor does not elect to apply the package of practical expedients

An entity that does not elect to apply the package of practical expedients reassesses (1) whether the arrangement is or contains a lease, (2) lease classification and (3) whether previously deferred costs continue to qualify as initial direct costs under ASC 842. That entity applies, as of the lease commencement date (or most recent modification that does not result in a separate new lease), all of the

guidance in ASC 842 relevant to determining lease classification. Refer to section 11.2.3, *Reassessment of lease classification*, for further discussion. If classification changes from an operating lease to a sales-type or direct financing lease, refer to section 11.4.4, *Leases previously classified as operating leases under ASC 840 that are classified as sales-type or direct financing leases under ASC 842*.

If the entity does not elect to apply the package of practical expedients, the assessment of lease classification may change if the entity elects to apply the hindsight practical expedient (described in 11.2.2, *Transition practical expedients*). The use of the hindsight practical expedient impacts classification of the lease only if use of the package of practical expedients is not elected.

Summary of transition provisions

The table below summarizes the guidance for leases that commence before the effective date, were previously classified as operating leases under ASC 840 and continue to be classified as operating leases under ASC 842.

While application of the initial measurement guidance in the transition provisions is the same for all entities, the amount of each entity's cumulative effect adjustment to retained earnings could differ due to the timing of when the entity elects to apply the transition provisions.

	Lessor applies the transition provisions at the beginning of the earliest comparative period	Lessor applies the transition provisions at the beginning of the period of adoption
Initial recognition		
Underlying asset and any lease assets or liabilities	The carrying amounts of the underlying asset and any lease assets or liabilities (e.g., prepaid or accrued rent) ²² are the same as those recognized under ASC 840. Secured borrowings continue to be recognized in accordance with other US GAAP. (ASC 842-10-65-1(v)(1)(2) and section 11.4.3.1, <i>Initial measurement – lessors</i>)	
Initial direct costs	<p>If the lessor elects to apply the package of practical expedients, it does not reassess whether initial direct costs qualify for capitalization under ASC 842.</p> <p>If the lessor does not elect to apply the package of practical expedients, it writes off unamortized initial direct costs that do not qualify for capitalization under ASC 842 as:</p> <ul style="list-style-type: none"> ▶ An adjustment to equity if the costs were incurred prior to the beginning of the earliest comparative period presented ▶ A charge to earnings in the comparative period for costs incurred on or after the beginning of the earliest comparative period presented <p>(ASC 842-10-65-1(v)(3) and section 11.4.3.1, <i>Initial measurement – lessors</i>)</p>	<p>If the lessor elects to apply the package of practical expedients, it does not reassess whether initial direct costs qualify for capitalization under ASC 842.</p> <p>If the lessor does not elect to apply the package of practical expedients, it writes off unamortized initial direct costs that do not qualify for capitalization under ASC 842 as an adjustment to equity in the period of adoption. (ASC 842-10-65-1(v)(3) and section 11.4.3.1, <i>Initial measurement – lessors</i>)</p>

²² If the lessor elects the hindsight practical expedient and concludes the lease term should change, we believe the entity adjusts these amounts to reflect the amounts that would have been recorded if the revised lease term had always been used. Refer to section 11.2.2, *Transition practical expedients*.

	Lessor applies the transition provisions at the beginning of the earliest comparative period	Lessor applies the transition provisions at the beginning of the period of adoption
Subsequent measurement before the effective date		
Underlying asset and any lease assets or liabilities and lease income	The lessor continues to account for the operating lease ²² in accordance with the subsequent measurement guidance for operating leases in ASC 840 and the underlying asset in accordance with ASC 360. (ASC 842-10-65-1(v)(1) and section 11.4.3.2, <i>Subsequent measurement before the effective date – lessors</i>)	A lessor does not change its accounting prior to the effective date (i.e., it continues to apply the guidance in ASC 840, including its disclosure requirements, in the comparative periods presented). (Section 11.4.3.2, <i>Subsequent measurement before the effective date – lessors</i>)
Lease modifications	The lessor follows the lease modification guidance in ASC 840. (Section 11.4.3.2, <i>Subsequent measurement before the effective date – lessors</i>)	
Subsequent measurement on or after the effective date		
Underlying asset and any lease assets or liabilities and lease income	The lessor accounts for the operating lease in accordance with the subsequent measurement guidance for operating leases in ASC 842 ²² and the underlying asset in accordance with ASC 360. (Sections 11.4.3.3, <i>Subsequent measurement on or after the effective date – lessors</i> , and 5.4, <i>Operating leases</i>)	
Lease modifications	The lessor follows the lease modification guidance in ASC 842. (Sections 11.4.3.3, <i>Subsequent measurement on or after the effective date – lessors</i> , 5.6, <i>Lease modifications</i> , 5.6.3.1, <i>Modification to an operating lease that is not accounted for as a separate contract</i> , and 2.3.6.2, <i>Reassessment of the lease term and purchase options – lessors</i>)	

11.4.3.1

Initial measurement – lessors

For existing operating leases, the carrying amounts of the underlying asset and any lease assets or liabilities (e.g., prepaid or accrued rent) are the same as those recognized under ASC 840, which are adjusted for the change in the lease term if the hindsight practical expedient is elected, as discussed in section 11.2.2, *Transition practical expedients*.

If the lessor elects to apply the package of practical expedients (refer to section 11.2.2, *Transition practical expedients*), it does not reassess whether initial direct costs qualify for capitalization under ASC 842.

If the lessor does not elect to apply the package of practical expedients but applies the transition provisions at the beginning of the earliest period presented (refer to section 11.2.2, *Transition practical expedients*), the lessor writes off any unamortized initial direct costs that would not have qualified for capitalization under ASC 842 as:

- ▶ An adjustment to equity if the costs were incurred before the beginning of the earliest comparative period presented
- ▶ A charge to earnings in the comparative period for costs incurred on or after the beginning of the earliest comparative period presented

If the lessor applies the transition provisions at the beginning of the period of adoption, any initial direct costs that do not qualify for capitalization under ASC 842 are written off as an adjustment to equity at that date.

A lessor accounts for previously recognized securitized receivables as secured borrowings in accordance with other US GAAP.

11.4.3.2 Subsequent measurement before the effective date – lessors

The guidance in this section applies only to a lessor that applies the transition provisions at the beginning of the earliest comparative period presented. If the lessor applies the transition provisions at the beginning of the period of adoption, it does not change its accounting for periods before the effective date (i.e., it continues to apply the guidance in ASC 840, including its disclosure requirements, in the comparative periods presented). Refer to section 11.2, *Transition*.

Underlying asset and lease assets or liabilities

The FASB indicated in the Basis for Conclusions (BC 390 of ASU 2016-02) that the practical effect of the modified retrospective transition is that an entity “runs off” its accounting for certain leases that exist before the effective date when lease classification does not change in transition. This is the case even if the entity did not elect to apply the package of practical expedients (refer to section 11.2.2, *Transition practical expedients*), but lease classification did not change (e.g., a lease previously classified as an operating lease under ASC 840 is reassessed, and the entity determines the lease remains an operating lease under ASC 842).

As a result, during the periods prior to the effective date, the lessor accounts for the operating lease, including any lease-related assets or liabilities (e.g., advanced payments or deferred rent, initial direct costs), in accordance with the subsequent measurement guidance for operating leases in ASC 840 and records income consistent with its existing recognition pattern under ASC 840. If the lessor elects to apply the hindsight practical expedient and concludes that the lease term should change, the lessor recognizes income using the adjusted lease term.

Lease modifications

The lessor applies the guidance for lease modifications in ASC 840 to assess whether a lease modification has occurred and to account for the lease modification.

11.4.3.3 Subsequent measurement on or after the effective date – lessors

The guidance in this section applies to all lessors with leases previously classified as operating leases under ASC 840 that continue to be classified as operating leases under ASC 842, regardless of when a lessee applies the transition provisions (refer to section 11.2, *Transition*). When a lessor applies the transition provisions affects only the timing of recognition, not how the initial measurement guidance is applied.

Underlying asset and lease assets or liabilities and income recognition

Beginning on the effective date, the lessor applies the subsequent measurement guidance in ASC 842 to account for an operating lease. If the lessor applies the hindsight practical expedient and concludes that the lease term should change, the lessor recognizes income using the adjusted lease term.

Lease modifications

A lessor applies the guidance in ASC 842 to determine whether a lease modification results in a separate contract or a change in the accounting for the existing lease and to account for the lease modification, including when a lessee exercises an option to extend or terminate the lease or purchase the underlying asset and the exercise of the option is inconsistent with the existing lease term determination.

Refer to the following sections for further discussion of the guidance on subsequent measurement, income recognition and lease modification in ASC 842:

- ▶ 5.4, *Operating leases*
- ▶ 5.6, *Lease modifications*
- ▶ 2.3.6.2, *Reassessment of the lease term and purchase options – lessors*

11.4.4

Leases previously classified as operating leases under ASC 840 that are classified as sales-type or direct financing leases under ASC 842

Excerpt from Accounting Standards Codification

Leases – Overall

Transition and Open Effective Date Information

842-10-65-1

- w. For each lease classified as a direct financing or a sales-type lease in accordance with this Topic, the objective is to account for the lease, beginning on the application date as determined in (c) as if it had always been accounted for as a direct financing lease or a sales-type lease in accordance with this Topic. Consequently, a lessor shall do all of the following:
1. Derecognize the carrying amount of the underlying asset at the application date as determined in (c).
 2. Recognize a **net investment in the lease** at the application date as determined in (c) as if the lease had been accounted for as a direct financing lease or a sales-type lease in accordance with Subtopic 842-30 since lease commencement.
 3. Record any difference between the amounts in (w)(1) and (w)(2) as follows:
 - i. If an entity elects the transition method in (c)(1), as an adjustment to equity (if the commencement date of the lease was before the beginning of the earliest period presented or if the lease was acquired as part of a business combination; see also (h)(3)) or earnings (if the commencement date of the lease was on or after the beginning of the earliest period presented).
 - ii. If an entity elects the transition method in (c)(2), as an adjustment to equity.
 4. Account for the lease in accordance with this Topic after the application date as determined in (c).

Lessor elects to apply the package of practical expedients

If an entity elects to apply the package of practical expedients described in section 11.2.2, *Transition practical expedients*, operating leases under ASC 840 remain operating leases under ASC 842 (i.e., lease classification is not reassessed in transition), and the guidance in this section is not applicable. In that case, the guidance in section 11.4.3, *Leases previously classified as operating leases under ASC 840 that continue to be classified as operating leases under ASC 842 – lessors*, is applicable.

Lessor does not elect to apply the package of practical expedients

An entity that does not elect to apply the package of practical expedients reassesses (1) whether the arrangement is or contains a lease, (2) lease classification and (3) whether previously capitalized costs continue to qualify as initial direct costs under the definition in ASC 842. That entity applies, as of the lease commencement date (or most recent modification that does not result in a separate new lease), all of the guidance in ASC 842 relevant to determining lease classification. Refer to section 11.2.3, *Reassessment of lease classification*, for further discussion.

If the entity does not elect to apply the package of practical expedients, the assessment of lease classification could be affected by a change in lease term if the entity elects to apply the hindsight practical expedient (described in 11.2.2, *Transition practical expedients*). The use of the hindsight practical expedient might affect lease classification only if the package of practical expedients is not elected.

Summary of transition provisions

The table below summarizes the guidance for leases that commence before the effective date, were previously classified as operating leases under ASC 840 and are classified as sales-type or direct financing leases under ASC 842.

While application of the initial measurement guidance in the transition provisions is the same for all entities, the amount of each entity's cumulative effect adjustment to retained earnings could differ due to the timing of when the entity elects to apply the transition provisions.

	Lessor applies the transition provisions at the beginning of the earliest comparative period	Lessor applies the transition provisions at the beginning of the period of adoption
Initial measurement		
Net investment in the lease	<p>At the later of (1) the beginning of the earliest comparative period presented or (2) the commencement date of the lease, the lessor:</p> <ul style="list-style-type: none"> ▶ Derecognizes the carrying amount of the underlying asset and any asset for accrued rent or liability for prepaid rent ▶ Recognizes a net investment in the lease as if the sales-type or direct financing lease had always been accounted for under ASC 842 (including initial direct costs that qualify for capitalization under ASC 842).²³ <p>Any difference between the carrying amount of the net investment in the lease and the carrying amount of the underlying asset and any lease-related asset or liability is recorded as:</p> <ul style="list-style-type: none"> ▶ An adjustment to equity if the lease commenced before the beginning of the earliest comparative period presented ▶ An adjustment to earnings in the comparative period for leases that commenced on or after the beginning of the earliest comparative period presented <p>(ASC 842-10-65-1(w)(1)(2)(3) and sections 11.4.4.1, <i>Initial measurement</i>, 5.2, <i>Sales-type leases</i>, and 5.3, <i>Direct financing leases</i>)</p>	<p>At the beginning of the period of adoption, the lessor:</p> <ul style="list-style-type: none"> ▶ Derecognizes the carrying amount of the underlying asset and any asset for accrued rent or liability for prepaid rent ▶ Recognizes a net investment in the lease as if the sales-type or direct financing lease had always been accounted for under ASC 842 (including initial direct costs that qualify for capitalization under ASC 842).²³ <p>Any difference between the carrying amount of the net investment in the lease and the carrying amount of the underlying asset and any lease-related asset or liability is recorded as an adjustment to equity.</p> <p>(ASC 842-10-65-1(w)(1)(2)(3) and sections 11.4.4.1, <i>Initial measurement</i>, 5.2, <i>Sales-type leases</i>, and 5.3, <i>Direct financing leases</i>)</p>

²³ If the lessor elects to apply the hindsight practical expedient and concludes the lease term should change, the lessor adjusts these amounts to reflect the amounts that would have been recorded if the revised lease term had always been used. Refer to section 11.2.2, *Transition practical expedients*.

	Lessee applies the transition provisions at the beginning of the earliest comparative period	Lessee applies the transition provisions at the beginning of the period of adoption
Subsequent measurement before and on or after the effective date²⁴		
Net investment in the lease and income recognition	The lessor accounts for the net investment in the lease and recognizes income in accordance with the subsequent measurement guidance in ASC 842-30. ²³ (ASC 842-10-65-1(w)(4), ASC 842-30 and sections 11.4.4.2, <i>Subsequent measurement before and on or after the effective date</i> , 5.2.2, <i>Subsequent measurement – sales-type leases</i> , and 5.3.2, <i>Subsequent measurement – direct financing leases</i>)	
Lease modifications	The lessor follows the lease modification guidance in ASC 842. (ASC 842-10-65-1(w)(4), ASC 842-30 and sections 11.4.4.2, <i>Subsequent measurement before and on or after the effective date</i> , 5.6, <i>Lease modifications</i> , and 2.3.6.2, <i>Reassessment of the lease term and purchase options – lessors</i>)	

11.4.4.1 Initial measurement

A lessor accounts for an existing lease that is classified as an operating lease under ASC 840 and is classified as sales-type or direct financing lease under ASC 842 as if it had always been accounted for as a sales-type or direct financing lease under ASC 842. That is, a lessor:

- ▶ Derecognizes the carrying amount of the underlying asset and any asset for accrued rent or liability for prepaid rent
- ▶ Recognizes a net investment in the lease as if the sales-type or direct financing lease had always been accounted for under ASC 842 (including initial direct costs that qualify for capitalization under ASC 842), which is adjusted for the change in the lease term if the hindsight practical expedient, as discussed in section 11.2.2, *Transition practical expedients*.

If the lessor applies the transition provisions at the beginning of the earliest comparative period presented, the lessor would take the steps above at the later of (1) the beginning of the earliest comparative period presented or (2) the commencement date of the lease. If the lessor applies the transition provisions at the beginning of the period of adoption, these steps would be taken at the beginning of the period of adoption. Refer to section 11.2, *Transition*.

If the lessor applies the transition provisions at the beginning of the earliest comparative period presented, the lessor records an adjustment for any difference between those two amounts as:

- ▶ An adjustment to equity if the lease commenced before the beginning of the earliest comparative period presented
- ▶ An adjustment to earnings in the comparative period for leases that commenced on or after the beginning of the earliest comparative period presented
- ▶ If the lessor applies the transition provisions at the beginning of the period of adoption, the adjustment for any difference between those two amounts is recorded to equity at that date.
- ▶ If the lessor applies the hindsight practical expedient and concludes the lease term should change, we believe the lessor adjusts the net investment in the lease to reflect the amount that would have been recorded if the revised lease term had always been used.

²⁴ A lessor that elects to apply the transition provisions at the beginning of the period of adoption does not change its accounting for periods before the effective date (i.e., it continues to apply the guidance in ASC 840, including its disclosure requirements, in the comparative periods presented). Beginning on the effective date, the lessor applies the guidance as described in the table above.

11.4.4.2 Subsequent measurement before and on or after the effective date

Net investment in the lease and income recognition

If the lessor applies the transition provisions at the beginning of the earliest comparative period presented, at the later of lease commencement or the beginning of the earliest comparative period presented, a lessor subsequently accounts for the sales-type or direct financing lease in accordance with ASC 842.

If the lessor applies the transition provisions at the beginning of the period of adoption, it does not change its accounting for periods before the effective date (i.e., it continues to apply ASC 840, including its disclosure requirements, in the comparative periods presented). After the effective date, the lessor subsequently accounts for the sales-type or direct financing lease in accordance with ASC 842. Refer to section 5.2, *Sales-type leases*, and section 5.3, *Direct financing leases*.

If the lessor elects to apply the hindsight practical expedient and concludes that the lease term should change, the lessor recognizes income using the adjusted lease term.

Lease modifications

A lessor applies the guidance in ASC 842 to determine whether a lease modification results in a separate contract or a change in the accounting for the existing lease, including when a lessee exercises an option to extend or terminate the lease or purchase the underlying asset, and the exercise of the option is inconsistent with the existing lease term determination. Following the effective date of the modification, the lessor applies the subsequent measurement guidance in ASC 842.

In addition, following the effective date, a lessor evaluates the net investment in a sales-type or a direct financing lease for impairment using the guidance for receivables in ASC 310 (before the adoption of ASU 2016-13, *Measurement of Credit Losses on Financial Instruments*) or ASC 326 (after the adoption of ASU 2016-13).

Refer to the following sections for further discussion of the income recognition and lease modification guidance in ASC 842:

- ▶ 5.2, *Sales-type leases*
- ▶ 5.3, *Direct financing leases*
- ▶ 5.6, *Lease modifications*
- ▶ 2.3.6.2, *Reassessment of the lease term and purchase options – lessors*

11.4.5 Leases previously classified as leveraged leases under ASC 840

Excerpt from Accounting Standards Codification

Leases – Overall

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- z. For leases that were classified as **leveraged leases** in accordance with Topic 840, and for which the commencement date is before the effective date, a lessor shall apply the requirements in Subtopic 842-50. If a leveraged lease is modified on or after the effective date, it shall be accounted for as a new lease as of the effective date of the modification in accordance with the guidance in Subtopics 842-10 and 842-30.
 1. A lessor shall apply the pending content that links to this paragraph to a leveraged lease that meets the criteria in (z) that is acquired in a business combination or an **acquisition by a not-for-profit entity** on or after the effective date.

ASU 2016-02 eliminates leveraged lease accounting for leases that commence on or after its effective date. However, leveraged leases that commenced prior to the effective date are grandfathered. As a result, ASC 842 retains ASC 840's recognition, measurement, presentation and disclosure guidance for grandfathered leveraged leases. We believe lessors will also apply the leveraged lease accounting guidance to an unmodified leveraged lease acquired in a business combination or an acquisition by a not-for-profit entity after the effective date.

If the entity applies the transition provisions at the beginning of the earliest comparative period (refer to section 11.2, *Transition*) and a leveraged lease that commenced prior to the effective date is modified (i.e., a change to the terms and conditions of a contract that results in a change in the scope of or the consideration for a lease) prior to the effective date but after the beginning of the earliest comparative period presented, the lessor applies the provisions of ASC 842-50 for the modification. Refer to section 10, *Leveraged leases*. The transition guidance in ASC 842 does not generally address how to account for lease modifications that occur after the beginning of the earliest comparative period presented, but before the effective date. However, it is clear that modifications of leveraged leases are accounted for under the modification guidance in ASC 842.

If a leveraged lease that commenced prior to the effective date is modified on or after the effective date, it should be accounted for as a new lease as of the effective date of the modification in accordance with ASC 842's recognition and measurement guidance for all other leases. Refer to section 5.7.5, *Leveraged leases*.

Refer to section 10, *Leveraged leases*, for an in-depth discussion of the accounting for leveraged leases.

11.5 Other considerations

11.5.1 Sale and leaseback transition (updated January 2019)

Excerpt from Accounting Standards Codification

Leases – Overall

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- aa. If a previous sale and leaseback transaction was accounted for as a sale and a leaseback in accordance with Topic 840, an entity shall not reassess the transaction to determine whether the transfer of the asset would have been a sale in accordance with paragraphs 842-40-25-1 through 25-3.
- bb. If a previous sale and leaseback transaction was accounted for as a failed sale and leaseback transaction in accordance with Topic 840 and remains a failed sale at the effective date:
 - 1. If an entity elects the transition method in (c)(1), the entity shall reassess whether a sale would have occurred at any point on or after the beginning of the earliest period presented in the financial statements in accordance with paragraphs 842-40-25-1 through 25-3. The sale and leaseback transaction shall be accounted for on a modified retrospective basis from the date a sale is determined to have occurred.
 - 2. If an entity elects the transition method in (c)(2), the entity shall reassess whether a sale would have occurred at the beginning of the reporting period in which the entity first applies the pending content that links to this paragraph in accordance with paragraphs 842-40-25-1 through 25-3 and recognize the sale as an adjustment to equity. The entity shall then account for the leaseback in accordance with the guidance in Subtopic 842-20 after the beginning of the reporting period in which the entity first applies the pending content that links to this paragraph.

- cc. An entity shall account for the leaseback in accordance with the lessee and lessor transition requirements in (k) through (y).
- dd. If a previous sale and leaseback transaction was accounted for as a sale and capital leaseback in accordance with Topic 840, the transferor shall continue to recognize any deferred gain or loss that exists at the later of the beginning of the earliest comparative period presented in the financial statements and the date of the sale of the underlying asset (if an entity elects the transition method in (c)(1)) or that exists at the beginning of the reporting period in which the entity first applies the pending content that links to this paragraph (if an entity elects the transition method in (c)(2)), as follows:
 - 1. If the underlying asset is land only, straight line over the remaining lease term.
 - 2. If the underlying asset is not land only and the leaseback is a finance lease, in proportion to the amortization of the right-of-use asset.
 - 3. If the underlying asset is not land only and the leaseback is an operating lease, in proportion to the recognition in profit or loss of the total lease cost.
- ee. If a previous sale and leaseback transaction was accounted for as a sale and operating leaseback in accordance with Topic 840, the transferor shall do the following:
 - 1. Recognize any deferred gain or loss not resulting from off-market terms (that is, where the consideration for the sale of the asset is not at **fair value** or the lease payments are not at market rates) as a cumulative-effect adjustment to equity unless the entity elects the transition method in (c)(1) and the date of sale is after the beginning of the earliest period presented, in which case any deferred gain or loss not resulting from off-market terms shall be recognized in earnings in the period the sale occurred.
 - 2. Recognize any deferred loss resulting from the consideration for the sale of the asset not being at fair value or the lease payments not being at market rates as an adjustment to the leaseback right-of-use asset at the later of the beginning of the earliest comparative period presented in the financial statements and the date of the sale of the underlying asset (if an entity elects the transition method in (c)(1)) or at the beginning of the reporting period in which the entity first applies the pending content that links to this paragraph (if an entity elects the transition method in (c)(2)).
 - 3. Recognize any deferred gain resulting from the consideration for the sale of the asset not being at fair value or the lease payments not being at market rates as a financial liability at the later of the beginning of the earliest comparative period presented in the financial statements and the date of the sale of the underlying asset (if an entity elects the transition method in (c)(1)) or at the beginning of the reporting period in which the entity first applies the pending content that links to this paragraph (if an entity elects the transition method in (c)(2)).

Failed sale and leaseback transactions under ASC 840 that continue to be failed sale and leaseback transactions under ASC 840 at the effective date

Entities reassess whether there would have been a sale under ASC 842's sale and leaseback guidance only if the existing sale and leaseback transaction is not being accounted for as a sale and leaseback under ASC 840 at the effective date. If assets and liabilities recognized solely as a result of ASC 840's build-to-suit guidance are derecognized in transition (refer to section 11.3.6, *Lessee involvement in asset construction ('build-to-suit' transactions)*), the entity does not reassess whether there would have been a sale under ASC 842. That is, only failed sale and leaseback transactions that were not subject to the application of ASC 840's build-to-suit guidance are reassessed during transition.

When the transaction was a failed sale and leaseback under ASC 840 but would qualify as a sale and leaseback under ASC 842's sale and leaseback guidance, the seller-lessee (or buyer-lessor) is required to apply the transition provisions in ASC 842-10-65-1(bb) and (cc).

In accordance with those paragraphs, if an entity applies the transition provisions at the beginning of the earliest comparative period presented, it must reassess whether a sale would have occurred at any point on or after the beginning of the earliest period presented in the financial statements by applying the relevant revenue recognition guidance in ASC 606 and the additional criteria in ASC 842 (refer to section 7, *Sale and leaseback transactions*). If the relevant revenue recognition guidance in ASC 606 and the criteria in ASC 842-40 are met as of the beginning of the earliest period presented, the gain or loss on sale (as adjusted for off-market terms) is recognized as an adjustment to equity at that date. If the relevant revenue recognition guidance in ASC 606 and the criteria in ASC 842-40 are met after the beginning of the earliest period presented, the gain or loss on sale (as adjusted for off-market terms) is recognized in profit or loss in the period the sale criteria are met.

If an entity applies the transition provisions at the beginning of the period of adoption (i.e., the effective date), it must reassess whether a sale would have occurred at the beginning of the period of adoption by applying the relevant revenue recognition guidance in ASC 606 and the additional criteria in ASC 842-40. In this case, the gain or loss on sale (adjusted for off-market terms) is recognized as an adjustment to equity.

The transition guidance does not address how an entity that achieves sale accounting pursuant to ASC 842-40 would classify its lease in transition.

For purposes of applying ASC 842's transition provisions, if an entity did not elect the package of practical expedients (and therefore is reassessing lease classification for all existing leases), we believe the entity could apply ASC 842 to classify the lease either:²⁵

- ▶ At the date the underlying asset was available for use by the lessee (generally the date the sale was achieved)
- ▶ At the later of (1) the date the underlying asset was available for use by the lessee and (2) the date the entity applies the standard's transition provisions (e.g., 1 January 2019 for a calendar-year public business entity that applies the transition provisions at the beginning of the period of adoption)

If an entity elects the package of practical expedients (and therefore is not reassessing lease classification for all existing leases), we believe to initially classify the lease the entity could do one of the following:

- ▶ Apply ASC 840 to classify the lease as if it had always been accounted for as a lease (i.e., it would apply ASC 840's classification guidance at the lease inception date)
- ▶ Apply ASC 842 to classify the lease as if it had always been accounted for as a lease (i.e., it would apply ASC 842's classification guidance at the date the underlying asset was available for use by the lessee (generally the date the sale was achieved))
- ▶ Apply ASC 842's classification guidance at the later of (1) the date the underlying asset was available for use by the lessee and (2) the date the entity applies the standard's transition provisions (e.g., 1 January 2019 for a calendar-year public business entity that applies the standard's transition provisions at the beginning of the period of adoption)

²⁵ This guidance applies only to a transaction that was a failed sale and leaseback under ASC 840 but would qualify as a sale and leaseback under ASC 842's sale and leaseback guidance. For guidance on reassessing lease classification for existing ASC 840 leases at transition when an entity does not elect the package of practical expedients, refer to section 11.2.3, *Reassessment of lease classification*.

A seller-lessee and a buyer-lessor account for the leaseback in accordance with the lessee and lessor transition requirements discussed in sections 11.3, *Lessee transition*, and 11.4, *Lessor transition*, respectively.

Transactions that previously qualified as a sale and leaseback using the guidance in ASC 840

A transaction previously accounted for as a sale and leaseback under ASC 840 is not reassessed as to whether the transfer of the asset would have been a sale under ASC 842.

A seller-lessee accounts for any deferred gain or loss on a transaction previously accounted for as a sale and leaseback as follows:

- ▶ For leasebacks previously classified as capital leases under ASC 840, the seller-lessee continues to recognize any deferred gain or loss that exists at the later of (1) the beginning of the earliest comparative period presented or (2) the date of the sale of the underlying asset if it applies the transition provisions at the beginning of the earliest comparative period. If it applies the transition provisions at the beginning of the period of adoption, it continues to recognize any deferred gain or loss at that date. Refer to section 11.2, *Transition*. The seller-lessee amortizes any deferred gain or loss that exists as follows:
 - ▶ If the underlying asset is land only, on a straight-line basis over the remaining lease term
 - ▶ If the underlying asset includes more than just land and the leaseback is a finance lease under ASC 842, in proportion to the amortization of the right-of-use asset
 - ▶ If the underlying asset includes more than just land and the leaseback is an operating lease under ASC 842, in proportion to the recognition in profit or loss of the total lease cost
- ▶ For leasebacks previously classified as operating leases under ASC 840, a seller-lessee that applies the transition provisions at the beginning of the earliest comparative period recognizes any deferred gain or loss not resulting from off-market terms at the later of the beginning of the earliest comparative period presented or the date of sale. This gain or loss is recognized as a cumulative effect adjustment to equity at the beginning of the earliest comparative period presented or to earnings of the comparative period presented at the date of sale. Any deferred amount that is the result of off-market terms is recognized as an adjustment to the right-of-use asset if the amount is a loss or as a financial liability if it is a gain.
- ▶ For leasebacks previously classified as operating leases under ASC 840, a seller-lessee that applies the transition provisions at the beginning of the period of adoption recognizes any deferred gain or loss not resulting from off-market terms at that date. This gain or loss is recognized as a cumulative effect adjustment to equity at the beginning of the period of adoption. Any deferred amount that is the result of off-market terms is recognized as an adjustment to the right-of-use asset if the amount is a loss or as a financial liability if it is a gain.

A seller-lessee and a buyer-lessor account for the leaseback in accordance with the lessee and lessor transition requirements discussed in sections 11.3, *Lessee transition*, and 11.4, *Lessor transition*, respectively.

For transactions that previously qualified as a sale and leaseback using the guidance in ASC 840, entities are also permitted to apply the package of practical expedients and/or the hindsight practical expedient to classify (as applicable) and account for the leaseback transaction. Electing not to apply the package of practical expedients could impact the accounting in transition. For example, if a seller-lessee had a previous sale and leaseback transaction involving land and other assets (e.g., leasehold improvements) that was accounted for as a sale and capital leaseback in accordance with Topic 840, the amortization of any deferred gain would be impacted by the new lease classification (842-10-65-1(dd)). Conversely, the reassessment of lease classification for a sale and leaseback that was accounted for as a sale and operating leaseback in accordance with ASC 840 does not affect the subsequent amortization of any deferred gain (ASC 842-10-65-1(ee)).

However, we believe the practical expedients are not applicable for a seller-lessee that reassessed a failed sale-leaseback under ASC 840 but after applying the relevant revenue recognition guidance in ASC 606 and the additional concepts in ASC 842 concludes the transaction qualifies as a sale. This is because the seller-lessee will be applying lease accounting for the first time at time the requirements for sale accounting are met. That is, there is not a preexisting lease to reassess using the practical expedients. Refer to 11.2.2, *Transition practical expedients*, for a further discussion on the use of practical expedients in transition.

11.5.2

Amounts previously recognized in a business combination

Excerpt from Accounting Standards Codification

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- h. If an entity has previously recognized an asset or a liability in accordance with Topic 805 on **business combinations** relating to favorable or unfavorable terms of an operating lease acquired as part of a business combination, the entity shall do all of the following:
1. Derecognize that asset and liability (except for those arising from leases that are classified as operating leases in accordance with Topic 842 for which the entity is a lessor).
 2. Adjust the carrying amount of the right-of-use asset by a corresponding amount if the entity is a lessee.
 3. Make a corresponding adjustment to equity if assets or liabilities arise from leases that are classified as **sales-type leases** or **direct financing leases** in accordance with Topic 842 for which the entity is a lessor. Also see (w).

If an entity has previously recognized an asset or a liability related to favorable or unfavorable (i.e., off-market) terms of an operating lease acquired as part of a business combination, the entity will derecognize that asset and liability (unless they arose from operating leases in which the entity is a lessor) with a corresponding adjustment to the right-of-use asset if the entity is a lessee.

The transition guidance in ASC 842-10-65-1(h) appears to address only the favorable or unfavorable off-market terms recognized for existing operating leases. We believe that the in-place intangible asset recognized for an operating lease would be bifurcated and not derecognized.

ASU 2018-10 clarified that paragraph ASC 842-10-65-1(h)(3) applies when a lessor does not elect the package of practical expedients and when an operating lease acquired as part of a previous business combination is classified as a direct financing lease or a sales-type lease. ASU 2018-10 also clarifies that when a lessor applies paragraph ASC 842-10-65-1(h)(3) and paragraph ASC 842-10-65-1(w) for an operating lease acquired as part of a business combination that becomes a sales-type lease or direct financing lease under ASC 842, the adjustments that result from applying these paragraphs retrospectively, as of the business combination date, would effectively offset one another. For example, the effect of derecognizing an asset subject to an operating lease and any related intangible would be offset by the initial recognition of the net investment in the lease for the sales-type or direct financing lease.

11.6

Disclosures

Excerpt from Accounting Standards Codification

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- i. An entity shall provide the transition disclosures required by Topic 250 on accounting changes and error corrections, except for the requirements in paragraph 250-10-50-1(b)(2) and paragraph 250-10-50-3. An entity that elects the transition method in (c)(2) shall provide the transition disclosures in paragraph 250-10-50-1(b)(3) as of the beginning of the period of adoption rather than at the beginning of the earliest period presented.

Note: See paragraph 250-10-S99-6 on disclosure of the impact that recently issued accounting standards will have on the financial statements of a registrant.

- j. If an entity uses one or more of the practical expedients in (f), (g), and (gg), it shall disclose that fact.
- jj. An entity electing the transition method in (c)(2) shall provide the required Topic 840 disclosures for all periods that continue to be in accordance with Topic 840.

Lessees and lessors are required to provide transition disclosures in accordance with ASC 250, *Accounting Changes and Error Corrections*, except for the disclosure of the effect of the change on income from continuing operations, net income, any other affected financial statement line item and any affected per-share amounts for the current period and any prior periods that are adjusted. A lessee or a lessor that makes an election to apply the practical expedients discussed in section 11.2.2, *Transition practical expedients*, is required to disclose that fact.

11.6.1

Interim disclosures in the year of adoption (updated March 2019)

When a registrant adopts a new accounting standard in an interim period, the SEC staff expects the registrant to provide both the annual and the interim period financial statement disclosures required by the standard, without duplicating any information (see SEC Financial Reporting Manual – Division of Corporation Finance, Section 1500). Registrants are expected to continue to provide these disclosures in interim financial statements until the accounting change is reflected in audited annual financial statements. These expectations are based on Article 10 of Regulation S-X, which requires disclosures in interim period financial statements about material matters that were not disclosed in the most recent annual financial statements. Refer to section 4.10, *Disclosure*, for lessee annual disclosure requirements and to section 5.9, *Disclosure*, for lessor annual and interim disclosure requirements.

With the issuance of ASU 2019-01, *Codification Improvements*, the FASB clarified that entities are not subject to the transition disclosure requirements in ASC 250-10-50-3 related to the effect of an accounting change on certain interim period financial information.

If an entity applies the transition provisions at the beginning of the period of adoption, it provides the required ASC 840 disclosures for the comparative periods presented in the year of adoption (refer to section 11.2, *Transition*). ASC 840 does not require interim disclosures.

A

Abbreviations used in this publication

Abbreviation	<i>FASB Accounting Standards Codification</i>
ASC 225-20	FASB ASC Subtopic 225-20, <i>Income Statement – Unusual or Infrequently Occurring Items</i>
ASC 230	FASB ASC Topic 230, <i>Statement of Cash Flows</i>
ASC 250	FASB ASC Topic 250, <i>Accounting Changes and Error Corrections</i>
ASC 270	FASB ASC Topic 270, <i>Interim Reporting</i>
ASC 310	FASB ASC Topic 310, <i>Receivables</i>
ASC 326	FASB ASC Topic 326, <i>Financial Instruments – Credit Losses</i>
ASC 330	FASB ASC Topic 330, <i>Inventory</i>
ASC 340-40	FASB ASC Subtopic 340-40, <i>Other Assets and Deferred Costs – Contracts with Customers</i>
ASC 350	FASB ASC Topic 350, <i>Intangibles – Goodwill and Other</i>
ASC 350-30	FASB ASC Subtopic 350-30, <i>Intangibles – Goodwill and Other – General Intangibles Other Than Goodwill</i>
ASC 360	FASB ASC Topic 360, <i>Property, Plant, and Equipment</i>
ASC 405-20	FASB ASC Subtopic 405-20, <i>Liabilities – Extinguishments of Liabilities</i>
ASC 410-20	FASB ASC Subtopic 410-20, <i>Asset Retirement and Environmental Obligations – Asset Retirement Obligations</i>
ASC 410-30	FASB ASC Subtopic 410-30, <i>Asset Retirement and Environmental Obligations – Environmental Obligations</i>
ASC 420	FASB ASC Topic 420, <i>Exit or Disposal Cost Obligations</i>
ASC 440	FASB ASC Topic 440, <i>Commitments</i>
ASC 450	FASB ASC Topic 450, <i>Contingencies</i>
ASC 460	FASB ASC Topic 460, <i>Guarantees</i>
ASC 470	FASB ASC Topic 470, <i>Debt</i>
ASC 605	FASB ASC Topic 605, <i>Revenue Recognition</i>
ASC 605-25	FASB ASC Subtopic 605-25, <i>Revenue Recognition – Multiple-Element Arrangements</i>
ASC 606	FASB ASC Topic 606, <i>Revenue from Contracts with Customers</i>
ASC 610-20	FASB ASC Subtopic 610-20, <i>Other Income – Gains and Losses from the Derecognition of Nonfinancial Assets</i>
ASC 720-15	FASB ASC Subtopic 720-15, <i>Other Expenses – Start-Up Costs</i>
ASC 740	FASB ASC Topic 740, <i>Income Taxes</i>
ASC 805	FASB ASC Topic 805, <i>Business Combinations</i>
ASC 810	FASB ASC Topic 810, <i>Consolidation</i>
ASC 815	FASB ASC Topic 815, <i>Derivatives and Hedging</i>
ASC 815-15	FASB ASC Subtopic 815-15, <i>Derivatives and Hedging – Embedded Derivatives</i>
ASC 820	FASB ASC Topic 820, <i>Fair Value Measurement</i>
ASC 830	FASB ASC Topic 830, <i>Foreign Currency Matters</i>
ASC 835-20	FASB ASC Subtopic 835-20, <i>Interest – Capitalization of Interest</i>
ASC 840	FASB ASC Topic 840, <i>Leases</i>

Abbreviation	FASB Accounting Standards Codification
ASC 842	FASB ASC Topic 842, <i>Leases</i>
ASC 845	FASB ASC Topic 845, <i>Nonmonetary Transactions</i>
ASC 850	FASB ASC Topic 850, <i>Related Party Disclosures</i>
ASC 853	FASB ASC Topic 853, <i>Service Concession Arrangements</i>
ASC 860	FASB ASC Topic 860, <i>Transfers and Servicing</i>
ASC 942	FASB ASC Topic 942, <i>Financial Services – Depository and Lending</i>
ASC 970-360	FASB ASC Subtopic 970-360, <i>Real Estate – General – Property, Plant, and Equipment</i>
ASC 978	FASB ASC Topic 978, <i>Real Estate – Time-Sharing Activities</i>
ASC 980	FASB ASC Topic 980, <i>Regulated Operations</i>
ASU 2016-02	FASB Accounting Standards Update No. 2016-02, <i>Leases (Topic 842)</i>
ASU 2016-13	FASB Accounting Standards Update No. 2016-13, <i>Financial Instruments – Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments</i>
ASU 2017-01	FASB Accounting Standards Update No. 2017-01, <i>Business Combinations (Topic 805): Clarifying the Definition of a Business</i>
ASU 2018-01	FASB Accounting Standards Update No. 2018-01, <i>Leases (Topic 842): Land Easement Practical Expedient for Transition to Topic 842</i>
ASU 2018-10	FASB Accounting Standards Update No. 2018-10, <i>Codification Improvements to Topic 842, Leases</i>
ASU 2018-11	FASB Accounting Standards Update No. 2018-11, <i>Leases (Topic 842): Targeted Improvements</i>
ASU 2018-20	FASB Accounting Standards Update No. 2018-20, <i>Leases (Topic 842): Narrow-Scope Improvements for Lessors</i>
Abbreviation	Other Authoritative Standards
IAS 24	International Accounting Standard 24, <i>Related Party Disclosures</i>
IFRS 15	International Financial Reporting Standard 15, <i>Revenue from Contracts with Customers</i>
IFRS 16	International Financial Reporting Standard 16, <i>Leases</i>
GASB 13	Governmental Accounting Standards Board Statement No. 13, <i>Accounting for Operating Leases with Scheduled Rent Increases</i>
NCGA 5	National Council on Governmental Accounting Statement No. 5, <i>Accounting and Financial Reporting Principles for Lease Agreements of State and Local Governments</i>
SAB Topic 11.M	SEC Staff Accounting Bulletin Topic 11.M, <i>Miscellaneous Disclosure – Disclosure Of The Impact That Recently Issued Accounting Standards Will Have On The Financial Statements Of The Registrant When Adopted In A Future Period</i>
Abbreviation	Non-authoritative Standards
EITF 01-8	EITF Issue No. 01-8, <i>Determining Whether an Arrangement Contains a Lease</i>
FASB Statement 13	FASB Statement No. 13, <i>Accounting for Leases</i>
Statement 109	FASB Statement No. 109, <i>Accounting for Income Taxes</i>
Statement 144	FASB Statement No. 144, <i>Accounting for the Impairment or Disposal of Long-Lived Assets</i>

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842-30-25-6	5.2.1	Initial recognition and measurement – sales-type leases
842-30-25-6	5.3.1	Initial recognition and measurement – direct financing leases
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842-30-30-2	5.3.1	Initial recognition and measurement – direct financing leases
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842-50-35-10	10.3.4	Change in leveraged lease assumptions
842-50-35-11	10.3.4	Change in leveraged lease assumptions
842-50-35-12	10.3.4	Change in leveraged lease assumptions
842-50-35-13	10.3.4	Change in leveraged lease assumptions
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C Illustrations from ASC 842 on the application of the definition of a lease

ASC 842 includes the following examples on the application of the definition of a lease. Refer to section 1.2, *Determining whether a contract contains a lease*.

C1 Example 1 – Rail cars

Excerpt from Accounting Standards Codification

Example 1 – Rail Cars

Case A – Contract Contains a Lease

842-10-55-42

A contract between Customer and a freight carrier (Supplier) provides Customer with the use of 10 rail cars of a particular type for 5 years. The contract specifies the rail cars; the cars are owned by Supplier. Customer determines when, where, and which goods are to be transported using the cars. When the cars are not in use, they are kept at Customer's premises. Customer can use the cars for another purpose (for example, storage) if it so chooses. However, the contract specifies that Customer cannot transport particular types of cargo (for example, explosives). If a particular car needs to be serviced or repaired, Supplier is required to substitute a car of the same type. Otherwise, and other than on default by Customer, Supplier cannot retrieve the cars during the five-year period.

842-10-55-43

The contract also requires Supplier to provide an engine and a driver when requested by Customer. Supplier keeps the engines at its premises and provides instructions to the driver detailing Customer's requests to transport goods. Supplier can choose to use any one of a number of engines to fulfill each of Customer's requests, and one engine could be used to transport not only Customer's goods, but also the goods of other customers (for example, if other customers require the transport of goods to destinations close to the destination requested by Customer and within a similar timeframe, Supplier can choose to attach up to 100 rail cars to the engine).

842-10-55-44

The contract contains leases of rail cars. Customer has the right to use 10 rail cars for 5 years.

842-10-55-45

There are 10 identified cars. The cars are explicitly specified in the contract. Once delivered to Customer, the cars can be substituted only when they need to be serviced or repaired. The engine used to transport the rail cars is not an identified asset because it is neither explicitly specified nor implicitly specified in the contract.

842-10-55-46

Customer has the right to control the use of the 10 rail cars throughout the 5-year period of use because:

- a. Customer has the right to obtain substantially all of the economic benefits from use of the cars over the five-year period of use. Customer has exclusive use of the cars throughout the period of use, including when they are not being used to transport Customer's goods.

- b. Customer has the right to direct the use of the cars. The contractual restrictions on the cargo that can be transported by the cars are protective rights of Supplier and define the scope of Customer's right to use the cars. Within the scope of its right of use defined in the contract, Customer makes the relevant decisions about how and for what purpose the cars are used by being able to decide when and where the rail cars will be used and which goods are transported using the cars. Customer also determines whether and how the cars will be used when not being used to transport its goods (for example, whether and when they will be used for storage). Customer has the right to change these decisions during the five-year period of use.

842-10-55-47

Although having an engine and driver (controlled by Supplier) to transport the rail cars is essential to the efficient use of the cars, Supplier's decisions in this regard do not give it the right to direct how and for what purpose the rail cars are used. Consequently, Supplier does not control the use of the cars during the period of use.

Case B – Contract Does Not Contain a Lease

842-10-55-48

The contract between Customer and Supplier requires Supplier to transport a specified quantity of goods by using a specified type of rail car in accordance with a stated timetable for a period of five years. The timetable and quantity of goods specified are equivalent to Customer having the use of 10 rail cars for 5 years. Supplier provides the rail cars, driver, and engine as part of the contract. The contract states the nature and quantity of the goods to be transported (and the type of rail car to be used to transport the goods). Supplier has a large pool of similar cars that can be used to fulfill the requirements of the contract. Similarly, Supplier can choose to use any one of a number of engines to fulfill each of Customer's requests, and one engine could be used to transport not only Customer's goods, but also the goods of other customers. The cars and engines are stored at Supplier's premises when not being used to transport goods.

842-10-55-49

The contract does not contain a lease of rail cars or of an engine.

842-10-55-50

The rail cars and the engines used to transport Customer's goods are not identified assets. Supplier has the substantive right to substitute the rail cars and engine because:

- a. Supplier has the practical ability to substitute each car and the engine throughout the period of use. Alternative cars and engines are readily available to Supplier, and Supplier can substitute each car and the engine without Customer's approval.
- b. Supplier would benefit economically from substituting each car and the engine. There would be minimal, if any, cost associated with substituting each car or the engine because the cars and engines are stored at Supplier's premises and Supplier has a large pool of similar cars and engines. Supplier benefits from substituting each car or the engine in contracts of this nature because substitution allows Supplier to, for example, (1) use cars or an engine to fulfill a task for which the cars or engine are already positioned to perform (for example, a task at a rail yard close to the point of origin) or (2) use cars or an engine that would otherwise be sitting idle because they are not being used by a customer.

842-10-55-51

Accordingly, Customer does not direct the use and does not have the right to obtain substantially all of the economic benefits from use of an identified car or an engine. Supplier directs the use of the rail cars and engine by selecting which cars and engine are used for each particular delivery and obtains substantially all of the economic benefits from use of the rail cars and engine. Supplier is only providing freight capacity.

C2

Example 2 – Concession space**Excerpt from Accounting Standards Codification****Example 2 – Concession Space****842-10-55-52**

A coffee company (Customer) enters into a contract with an airport operator (Supplier) to use a space in the airport to sell its goods for a three-year period. The contract states the amount of space and that the space may be located at any one of several boarding areas within the airport. Supplier has the right to change the location of the space allocated to Customer at any time during the period of use. There are minimal costs to Supplier associated with changing the space for the Customer: Customer uses a kiosk (that it owns) that can be moved easily to sell its goods. There are many areas in the airport that are available and that would meet the specifications for the space in the contract.

842-10-55-53

The contract does not contain a lease.

842-10-55-54

Although the amount of space Customer uses is specified in the contract, there is no identified asset. Customer controls its owned kiosk. However, the contract is for space in the airport, and this space can change at the discretion of Supplier. Supplier has the substantive right to substitute the space Customer uses because:

- a. Supplier has the practical ability to change the space used by Customer throughout the period of use. There are many areas in the airport that meet the specifications for the space in the contract, and Supplier has the right to change the location of the space to other space that meets the specifications at any time without Customer's approval.
- b. Supplier would benefit economically from substituting the space. There would be minimal cost associated with changing the space used by Customer because the kiosk can be moved easily. Supplier benefits from substituting the space in the airport because substitution allows Supplier to make the most effective use of the space at boarding areas in the airport to meet changing circumstances.

C3

Example 3 – Fiber-optic cable**Excerpt from Accounting Standards Codification****Example 3 – Fiber-Optic Cable****Case A – Contract Contains a Lease****842-10-55-55**

Customer enters into a 15-year contract with a utilities company (Supplier) for the right to use 3 specified, physically distinct dark fibers within a larger cable connecting Hong Kong to Tokyo. Customer makes the decisions about the use of the fibers by connecting each end of the fibers to its electronic equipment (for example, Customer "lights" the fibers and decides what data and how much data those fibers will transport). If the fibers are damaged, Supplier is responsible for the repairs and maintenance. Supplier owns extra fibers but can substitute those for Customer's fibers only for reasons of repairs, maintenance, or malfunction (and is obliged to substitute the fibers in these cases).

842-10-55-56

The contract contains a lease of dark fibers. Customer has the right to use the 3 dark fibers for 15 years.

842-10-55-57

There are three identified fibers. The fibers are explicitly specified in the contract and are physically distinct from other fibers within the cable. Supplier cannot substitute the fibers other than for reasons of repairs, maintenance, or malfunction.

842-10-55-58

Customer has the right to control the use of the fibers throughout the 15-year period of use because:

- a. Customer has the right to obtain substantially all of the economic benefits from use of the fibers over the 15-year period of use. Customer has exclusive use of the fibers throughout the period of use.
- b. Customer has the right to direct the use of the fibers. Customer makes the relevant decisions about how and for what purpose the fibers are used by deciding when and whether to light the fibers and when and how much output the fibers will produce (that is, what data and how much data those fibers will transport). Customer has the right to change these decisions during the 15-year period of use.

842-10-55-59

Although Supplier's decisions about repairing and maintaining the fibers are essential to their efficient use, those decisions do not give Supplier the right to direct how and for what purpose the fibers are used. Consequently, Supplier does not control the use of the fibers during the period of use.

Case B – Contract Does Not Contain a Lease**842-10-55-60**

Customer enters into a 15-year contract with Supplier for the right to use a specified amount of capacity within a cable connecting Hong Kong to Tokyo. The specified amount is equivalent to Customer having the use of the full capacity of 3 strands within the cable (the cable contains 15 fibers with similar capacities). Supplier makes decisions about the transmission of data (that is, Supplier lights the fibers and makes decisions about which fibers are used to transmit Customer's traffic and about the electronic equipment that Supplier owns and connects to the fibers).

842-10-55-61

The contract does not contain a lease.

842-10-55-62

Supplier makes all decisions about the transmission of its customers' data, which requires the use of only a portion of the capacity of the cable for each customer. The capacity portion that will be provided to Customer is not physically distinct from the remaining capacity of the cable and does not represent substantially all of the capacity of the cable. Consequently, Customer does not have the right to use an identified asset.

C4**Example 4 – Retail unit****Excerpt from Accounting Standards Codification****Example 4 – Retail Unit****842-10-55-63**

Customer enters into a contract with property owner (Supplier) to use Retail Unit A for a five-year period. Retail Unit A is part of a larger retail space with many retail units.

842-10-55-64

Customer is granted the right to use Retail Unit A. Supplier can require Customer to relocate to another retail unit. In that case, Supplier is required to provide Customer with a retail unit of similar quality and specifications to Retail Unit A and to pay for Customer's relocation costs. Supplier would benefit economically from relocating Customer only if a major new tenant were to decide to occupy a large amount of retail space at a rate sufficiently favorable to cover the costs of relocating Customer and other tenants in the retail space that the new tenant will occupy. However, although it is possible that those circumstances will arise, at inception of the contract, it is not likely that those circumstances will arise. For example, whether a major new tenant will decide to lease a large amount of retail space at a rate that would be sufficiently favorable to cover the costs of relocating Customer is highly susceptible to factors outside Supplier's influence.

842-10-55-65

The contract requires Customer to use Retail Unit A to operate its well-known store brand to sell its goods during the hours that the larger retail space is open. Customer makes all of the decisions about the use of the retail unit during the period of use. For example, Customer decides on the mix of goods sold from the unit, the pricing of the goods sold, and the quantities of inventory held. Customer also controls physical access to the unit throughout the five-year period of use.

842-10-55-66

The contract requires Customer to make fixed payments to Supplier as well as variable payments that are a percentage of sales from Retail Unit A.

842-10-55-67

Supplier provides cleaning and security services as well as advertising services as part of the contract.

842-10-55-68

The contract contains a lease of retail space. Customer has the right to use Retail Unit A for five years.

842-10-55-69

Retail Unit A is an identified asset. It is explicitly specified in the contract. Supplier has the practical ability to substitute the retail unit, but could benefit economically from substitution only in specific circumstances. Supplier's substitution right is not substantive because, at inception of the contract, those circumstances are not considered likely to arise.

842-10-55-70

Customer has the right to control the use of Retail Unit A throughout the five-year period of use because:

- a. Customer has the right to obtain substantially all of the economic benefits from use of Retail Unit A over the five-year period of use. Customer has exclusive use of Retail Unit A throughout the period of use. Although a portion of the cash flows derived from sales from Retail Unit A will flow from Customer to Supplier, this represents consideration that Customer pays Supplier for the right to use the retail unit. It does not prevent Customer from having the right to obtain substantially all of the economic benefits from use of Retail Unit A.
- b. Customer has the right to direct the use of Retail Unit A. The contractual restrictions on the goods that can be sold from Retail Unit A and when Retail Unit A is open define the scope of Customer's right to use Retail Unit A. Within the scope of its right of use defined in the contract, Customer makes the relevant decisions about how and for what purpose Retail Unit A is used by being able to decide, for example, the mix of products that will be sold in the retail unit and the sale price for those products. Customer has the right to change these decisions during the five-year period of use.

842-10-55-71

Although cleaning, security, and advertising services are essential to the efficient use of Retail Unit A, Supplier's decisions in this regard do not give it the right to direct how and for what purpose Retail Unit A is used. Consequently, Supplier does not control the use of Retail Unit A during the period of use, and Supplier's decisions do not affect Customer's control of the use of Retail Unit A.

C5**Example 5 – Truck rental****Excerpt from Accounting Standards Codification****Example 5 – Truck Rental****842-10-55-72**

Customer enters into a contract with Supplier for the use of a truck for one week to transport cargo from New York to San Francisco. Supplier does not have substitution rights. Only cargo specified in the contract is permitted to be transported on this truck for the period of the contract. The contract specifies a maximum distance that the truck can be driven. Customer is able to choose the details of the journey (speed, route, rest stops, and so forth) within the parameters of the contract. Customer does not have the right to continue using the truck after the specified trip is complete.

842-10-55-73

The cargo to be transported and the timing and location of pickup in New York and delivery in San Francisco are specified in the contract.

842-10-55-74

Customer is responsible for driving the truck from New York to San Francisco.

842-10-55-75

The contract contains a lease of a truck. Customer has the right to use the truck for the duration of the specified trip.

842-10-55-76

There is an identified asset. The truck is explicitly specified in the contract, and Supplier does not have the right to substitute the truck.

842-10-55-77

Customer has the right to control the use of the truck throughout the period of use because:

- a. Customer has the right to obtain substantially all of the economic benefits from the use of the truck over the period of use. Customer has exclusive use of the truck throughout the period of use.
- b. Customer has the right to direct the use of the truck. How and for what purpose the truck will be used (that is, the transport of specified cargo from New York to San Francisco within a specified time frame) are predetermined in the contract. Customer directs the use of the truck because it has the right to operate the truck (for example, speed, route, and rest stops) throughout the period of use. Customer makes all of the decisions about the use of the truck that can be made during the period of use through its control of the operations of the truck.

842-10-55-78

Because the duration of the contract is one week, this lease meets the definition of a short-term lease.

C6

Example 6 – Ship**Excerpt from Accounting Standards Codification****Example 6 – Ship****Case A – Contract Does Not Contain a Lease****842-10-55-79**

Customer enters into a contract with a ship owner (Supplier) for the transport of cargo from Rotterdam to Sydney on a specified ship. The ship is explicitly specified in the contract, and Supplier does not have substitution rights. The cargo will occupy substantially all of the capacity of the ship. The contract specifies the cargo to be transported on the ship and the dates of pickup and delivery.

842-10-55-80

Supplier operates and maintains the ship and is responsible for the safe passage of the cargo onboard the ship. Customer is prohibited from hiring another operator for the ship or operating the ship itself during the term of the contract.

842-10-55-81

The contract does not contain a lease.

842-10-55-82

There is an identified asset. The ship is explicitly specified in the contract, and Supplier does not have the right to substitute that specified ship.

842-10-55-83

Customer has the right to obtain substantially all of the economic benefits from use of the ship over the period of use. Its cargo will occupy substantially all of the capacity of the ship, thereby preventing other parties from obtaining economic benefits from use of the ship.

842-10-55-84

However, Customer does not have the right to control the use of the ship because it does not have the right to direct its use. Customer does not have the right to direct how and for what purpose the ship is used. How and for what purpose the ship will be used (that is, the transport of specified cargo from Rotterdam to Sydney within a specified time frame) are predetermined in the contract. Customer has no right to change how and for what purpose the ship is used during the period of use. Customer has no other decision-making rights about the use of the ship during the period of use (for example, it does not have the right to operate the ship) and did not design the ship. Customer has the same rights regarding the use of the ship as if it were one of multiple customers transporting cargo on the ship.

Case B – Contract Contains a Lease**842-10-55-85**

Customer enters into a contract with Supplier for the use of a specified ship for a five-year period. The ship is explicitly specified in the contract, and Supplier does not have substitution rights.

842-10-55-86

Customer decides what cargo will be transported and whether, when, and to which ports the ship will sail, throughout the five-year period of use, subject to restrictions specified in the contract. Those restrictions prevent Customer from sailing the ship into waters at a high risk of piracy or carrying hazardous materials as cargo.

842-10-55-87

Supplier operates and maintains the ship and is responsible for the safe passage of the cargo onboard the ship. Customer is prohibited from hiring another operator for the ship or operating the ship itself during the term of the contract.

842-10-55-88

The contract contains a lease. Customer has the right to use the ship for five years.

842-10-55-89

There is an identified asset. The ship is explicitly specified in the contract, and Supplier does not have the right to substitute that specified ship.

842-10-55-90

Customer has the right to control the use of the ship throughout the five-year period of use because:

- a. Customer has the right to obtain substantially all of the economic benefits from use of the ship over the five-year period of use. Customer has exclusive use of the ship throughout the period of use.
- b. Customer has the right to direct the use of the ship. The contractual restrictions about where the ship can sail and the cargo to be transported by the ship define the scope of Customer's right to use the ship. They are protective rights that protect Supplier's investment in the ship and Supplier's personnel. Within the scope of its right of use, Customer makes the relevant decisions about how and for what purpose the ship is used throughout the five-year period of use because it decides whether, where, and when the ship sails, as well as the cargo it will transport. Customer has the right to change these decisions throughout the five-year period of use.

842-10-55-91

Although the operation and maintenance of the ship are essential to its efficient use, Supplier's decisions in this regard do not give it the right to direct how and for what purpose the ship is used. Instead, Supplier's decisions are dependent on Customer's decisions about how and for what purpose the ship is used.

C7**Example 7 – Aircraft****Excerpt from Accounting Standards Codification****Example 7 – Aircraft****842-10-55-92**

Customer enters into a contract with an aircraft owner (Supplier) for the use of an explicitly specified aircraft for a two-year period. The contract details the interior and exterior specifications for the aircraft.

842-10-55-93

There are contractual and legal restrictions in the contract on where the aircraft can fly. Subject to those restrictions, Customer determines where and when the aircraft will fly and which passengers and cargo will be transported on the aircraft.

842-10-55-94

Supplier is responsible for operating the aircraft, using its own crew. Customer is prohibited from hiring another operator for the aircraft or operating the aircraft itself during the term of the contract.

842-10-55-95

Supplier is permitted to substitute the aircraft at any time during the two-year period and must substitute the aircraft if it is not working. Any substitute aircraft must meet the interior and exterior specifications in the contract. There are significant costs involved in outfitting an aircraft in Supplier's fleet to meet Customer's specifications.

842-10-55-96

The contract contains a lease. Customer has the right to use the aircraft for two years.

842-10-55-97

There is an identified asset. The aircraft is explicitly specified in the contract, and although Supplier can substitute the aircraft, its substitution right is not substantive. Supplier's substitution right is not substantive because of the significant costs involved in outfitting another aircraft to meet the specifications required by the contract such that Supplier is not expected to benefit economically from substituting the aircraft.

842-10-55-98

Customer has the right to control the use of the aircraft throughout the two-year period of use because:

- a. Customer has the right to obtain substantially all of the economic benefits from use of the aircraft over the two-year period of use. Customer has exclusive use of the aircraft throughout the period of use.
- b. Customer has the right to direct the use of the aircraft. The restrictions on where the aircraft can fly define the scope of Customer's right to use the aircraft. Within the scope of its right of use, Customer makes the relevant decisions about how and for what purpose the aircraft is used throughout the two-year period of use because it decides whether, where, and when the aircraft travels as well as the passengers and cargo it will transport. Customer has the right to change these decisions throughout the two-year period of use.

842-10-55-99

Although the operation of the aircraft is essential to its efficient use, Supplier's decisions in this regard do not give it the right to direct how and for what purpose the aircraft is used. Consequently, Supplier does not control the use of the aircraft during the period of use, and Supplier's decisions do not affect Customer's control of the use of the aircraft.

C8**Example 8 – Contract for shirts****Excerpt from Accounting Standards Codification****Example 8 – Contract for Shirts****842-10-55-100**

Customer enters into a contract with a manufacturer (Supplier) to purchase a particular type, quality, and quantity of shirts for a three-year period. The type, quality, and quantity of shirts are specified in the contract.

842-10-55-101

Supplier has only one factory that can meet the needs of Customer. Supplier is unable to supply the shirts from another factory or source the shirts from a third-party supplier. The capacity of the factory exceeds the output for which Customer has contracted (that is, Customer has not contracted for substantially all of the capacity of the factory).

842-10-55-102

Supplier makes all decisions about the operations of the factory, including the production level at which to run the factory and which customer contracts to fulfill with the output of the factory that is not used to fulfill Customer's contract.

842-10-55-103

The contract does not contain a lease.

842-10-55-104

The factory is an identified asset. The factory is implicitly specified because Supplier can fulfill the contract only through the use of this asset.

842-10-55-105

However, Customer does not control the use of the factory because it does not have the right to obtain substantially all of the economic benefits from use of the factory. This is because Supplier could decide to use the factory to fulfill other customer contracts during the period of use.

842-10-55-106

Customer also does not control the use of the factory because it does not have the right to direct the use of the factory. Customer does not have the right to direct how and for what purpose the factory is used during the three-year period of use. Customer's rights are limited to specifying output from the factory in the contract with Supplier. Customer has the same rights regarding the use of the factory as other customers purchasing shirts from the factory. Supplier has the right to direct the use of the factory because Supplier can decide how and for what purpose the factory is used (that is, Supplier has the right to decide the production level at which to run the factory and which customer contracts to fulfill with the output produced).

842-10-55-107

Either the fact that Customer does not have the right to obtain substantially all of the economic benefits from use of the factory or the fact that Customer does not have the right to direct the use of the factory would be sufficient in isolation to conclude that Customer does not control the use of the factory.

C9**Example 9 – Contract for network services****Excerpt from Accounting Standards Codification****Example 10 – Contract for Network Services****Case A – Contract Does Not Contain a Lease****842-10-55-124**

Customer enters into a contract with a telecommunications company (Supplier) for network services for two years. The contract requires Supplier to supply network services that meet a specified quality level. To provide the services, Supplier installs and configures servers at Customer's premises; Supplier determines the speed and quality of data transportation in the network using the servers. Supplier can reconfigure or replace the servers when needed to continuously provide the quality of network services defined in the contract. Customer does not operate the servers or make any significant decisions about their use.

842-10-55-125

The contract does not contain a lease. Instead, the contract is a service contract in which Supplier uses the equipment to meet the level of network services determined by Customer.

842-10-55-126

Customer does not control the use of the servers because Customer's only decision-making rights relate to deciding on the level of network services (the output of the servers) before the period of use – the level of network services cannot be changed during the period of use without modifying the contract. For example, even though Customer produces the data to be transported, that activity does not directly affect the configuration of the network services and, thus, it does not affect how and for what purpose the servers are used. Supplier is the only party that can make decisions about the use of the servers during the period of use. Supplier has the right to decide how data are transported using the servers, whether to reconfigure the servers, and whether to use the servers for another purpose. Accordingly, Supplier controls the use of the servers in providing network services to Customer. There is no need to assess whether the servers are identified assets because Customer does not have the right to control the use of the servers.

Case B – Contract Contains a Lease**842-10-55-127**

Customer enters into a contract with an information technology company (Supplier) for the use of an identified server for three years. Supplier delivers and installs the server at Customer's premises in accordance with Customer's instructions and provides repair and maintenance services for the server, as needed, throughout the period of use. Supplier substitutes the server only in the case of malfunction. Customer decides which data to store on the server and how to integrate the server within its operations. Customer can change its decisions in this regard throughout the period of use.

842-10-55-128

The contract contains a lease. Customer has the right to use the server for three years.

842-10-55-129

There is an identified asset. The server is explicitly specified in the contract. Supplier can substitute the server only if it is malfunctioning.

842-10-55-130

Customer has the right to control the use of the server throughout the three-year period of use because:

- a. Customer has the right to obtain substantially all of the economic benefits from use of the server over the three-year period of use. Customer has exclusive use of the server throughout the period of use.
- b. Customer has the right to direct the use of the server. Customer makes the relevant decisions about how and for what purpose the server is used because it has the right to decide which aspect of its operations the server is used to support and which data it stores on the server. Customer is the only party that can make decisions about the use of the server during the period of use.

D Summary of key differences from IFRS (updated March 2019)

The FASB issued ASC 842 after joint deliberations with the International Accounting Standards Board (IASB), which issued a similar standard, IFRS 16, *Leases*. While ASC 842 and IFRS 16 both require lessees to put most leases on their balance sheets, there are a number of differences between the standards. The following chart summarizes the key differences and includes references to the FASB and IASB's discussion of the differences in the Basis for Conclusions of each standard (i.e., ASC 842 and IFRS 16):

	US GAAP	IFRS
Scope and measurement exceptions		
Low-value asset exemption ²⁶	There is no recognition exemption for leases based on the value of the underlying asset.	Lessees may elect, on a lease-by-lease basis, to not recognize leases when the value of the underlying asset is low (e.g., US\$5,000 or less when new).
Scope exemption for intangible assets ²⁷	All leases of intangible assets are excluded from the scope of ASC 842. Refer to section 1.1, <i>Scope and scope exceptions</i> .	Lessees may apply IFRS 16 to leases of intangible assets other than rights held by a lessee under licensing agreements within the scope of IAS 38, <i>Intangible Assets</i> , for items such as motion picture films, video recordings, plays, manuscripts, patents and copyrights. Lessors are required to apply IFRS 16 to leases of intangible assets, except for licenses of intellectual property that are in the scope of IFRS 15, <i>Revenue from Contracts with Customers</i> .
Key concepts		
Lease liability – reassessment of variable lease payments ²⁸	Changes in variable lease payments based on an index or rate result in a remeasurement of the lease liability when the lease liability is remeasured for another reason (e.g., a change in the lease term). Refer to section 2.4.2, <i>Variable lease payments that depend on an index or rate</i> .	Changes in variable lease payments based on an index or rate result in a remeasurement of the lease liability whenever there is a change in the cash flows (i.e., when the adjustment to the lease payments takes effect).
Determination of the discount rate	Lessees and lessors determine the discount rate at the lease commencement date. Refer to section 2.5, <i>Discount rates</i> .	Lessees determine the discount rate at lease commencement but lessors determine the rate implicit in the lease at the lease inception date.

²⁶ ASC 842 BC 421 and IFRS 16 BC 308.

²⁷ ASC 842 BC 431.

²⁸ ASC 842 BC 425 and IFRS 16 BC 309.

	US GAAP	IFRS
Determination of a lessee's incremental borrowing rate	A lessee may consider the effect of lease term options (e.g., purchase and renewal options) that are not included in the lease term. Refer to section 2.5.2, <i>Lessees</i> . Entities that are not PBEs may elect to use a risk-free rate for initial and subsequent measurements of the lease liability. Refer to section 2.5.2, <i>Discount rate – lessees</i> .	IFRS 16 does not address whether a lessee may consider the effect of lease term options (e.g., purchase and renewal options) that are not included in the lease term. IFRS 16 does not provide accounting alternatives for private companies.
Definition of IDCs	IDCs are incremental costs that would not have been incurred if the lease had not been obtained. Lessors expense IDCs for sales-type leases if the fair value of the underlying asset is different from the carrying amount of the underlying asset at lease commencement. Refer to section 2.6, <i>Initial direct costs</i> , and 2.8, <i>Fair value</i> .	IDCs are incremental costs of obtaining a lease that would not have been incurred if the lease had not been obtained. However, costs incurred by a manufacturer or dealer lessor in connection with a finance lease are expensed.
Lease classification		
Lessee lease classification ²⁹	Recognized leases are classified as either finance or operating. Lessees classify leases at the lease commencement date. Refer to section 3.1, <i>Criteria for lease classification – lessees</i> .	All recognized leases are accounted for similarly to finance leases under ASC 842.
Lessor lease classification	Leases are classified as operating, direct financing or sales-type leases at the lease commencement date. Refer to section 3.2, <i>Criteria for lease classification – lessors</i> .	Leases are classified as operating or finance leases at the inception date of the lease.
Lessor – lease classification criteria	Each classification criterion is determinative (i.e., if any single criterion is met, the lease will be a sales-type lease). Refer to section 3.2, <i>Criteria for lease classification – lessors</i> .	All classification criteria can be considered individually or in combination. IFRS 16 provides examples and indicators of situations that can be considered individually, or in combination, and would result in a lease being classified as a finance lease. Meeting a single criterion does not automatically result in the lease being classified as a finance lease.
Collectibility	Collectibility of the lease payments is considered when determining whether a lease is classified as a direct financing or an operating lease. Refer to section 3.2, <i>Criteria for lease classification – lessors</i> .	IFRS 16 does not include explicit guidance for considering collectibility of lease payments.
Subleases	When classifying a sublease, the sublessor classifies the sublease based on the underlying asset rather than the right-of-use asset on the head lease. Refer to section 3.4.10, <i>Classification of subleases</i> .	When classifying a sublease, a sublessor classifies the sublease based on the right-of-use asset recognized as part of the head lease.

²⁹ ASC 842 BC 420 and IFRS 16 BC 304.

	US GAAP	IFRS
Lessee accounting		
Short-term leases – existence of a purchase option	A lease may not qualify as a short-term lease if it includes a purchase option that is reasonably certain to be exercised. Refer to section 4.1.1, <i>Short-term leases</i> .	A lease may not qualify as a short-term lease if it includes a purchase option, regardless of whether the lessee is reasonably certain to exercise the option.
Short-term leases – change in lease term	A lease no longer qualifies as a short-term lease when there is a change in a lessee's assessment of either of the following: <ul style="list-style-type: none"> ▶ The lease term so that, after the change, the remaining lease term extends more than 12 months from the end of the previously determined lease term ▶ Whether the lessee is reasonably certain to exercise an option to purchase the underlying asset Refer to section 4.1.1, <i>Short-term leases</i>	A change in the terms of a short-term lease creates a new lease. If that new lease has a lease term greater than 12 months, it cannot qualify as a short-term lease.
Allocating variable consideration not dependent on an index or rate between lease and non-lease components of a contract	Lessees allocate variable consideration not dependent on an index or rate to the lease and non-lease components of a contract. Refer to section 1.4.3.2, <i>Allocating the consideration in the contract – lessees</i> .	Under IFRS 16, lessees may allocate variable consideration entirely to a non-lease component of a contract. Refer to IFRS 16's Illustrative Examples - Example 12.
Componentization	Component depreciation is permitted but not common.	A lessee applies the depreciation requirements in IAS 16 <i>Property, Plant and Equipment</i> in depreciating ROU assets, which requires that each item of property, plant and equipment with a cost that is significant in relation to the total cost of the item be depreciated separately (i.e., a component approach).
Lessor accounting		
Practical expedient to not separate lease and non-lease components	A lessor can elect, by class of underlying asset, to not separate lease and related non-lease components if certain criteria are met. Additionally, if the non-lease component is the predominant component of the combined component, the combined component is accounted for in accordance with ASC 606. Refer to section 1.4.2.4, <i>Practical expedient to not separate lease and non-lease components – lessors</i> .	IFRS 16 does not include a similar practical expedient for lessors.
Recognition of selling profit for direct financing leases ³⁰	Selling profit on direct financing leases is deferred at lease commencement and amortized into income over the lease term. Refer to section 5.1.3, <i>Selling profit or selling loss</i> .	IFRS does not distinguish between sales-type and direct financing leases. Selling profit on finance leases is recognized at lease commencement.

³⁰ ASC 842 BC 427.

	US GAAP	IFRS
Collectibility – sales-type leases and operating leases	Collectibility of the lease payments is assessed for purposes of initial recognition and measurement of sales-type leases. It is also evaluated to determine the income recognition pattern of operating leases. Refer to section 5.1.4, <i>Collectibility</i> .	IFRS 16 does not include explicit guidance for considering collectibility of lease payments.
Modification of a sales-type or direct financing lease ³¹ (under US GAAP) or a finance lease (under IFRS) that does not result in a separate contract	If the modification of a sales-type or direct financing lease is not accounted for as a separate contract, the entity reassesses the classification of the lease as of the effective date of the modification based on the modified terms and conditions, and the facts and circumstances as of that date. ASC 842 then specifies how to account for the modified lease based on the classification of the modified lease. Refer to section 5.6, <i>Lease modifications</i> .	If the modification of a finance lease is not accounted for as a separate contract, the accounting for the modification depends on whether the finance lease would have been classified as an operating lease had the modification been in effect at lease inception. IFRS 16 then specifies how to account for the modified lease based on that classification.
Allocating variable consideration not dependent on an index or rate between lease and non-lease components of a contract	If the terms of a variable payment that is not dependent on an index or rate relate, even partially, to the lease component, the lessor will not recognize those payments before the changes in facts and circumstances on which the variable payment is based occur (e.g., when the lessee's sales on which the amount of the variable payment is based occur). When the changes in facts and circumstances on which the variable payment is based occur, the lessor will allocate those payments to the lease and non-lease components of the contract. The allocation is on the same basis as the initial allocation of the consideration in the contract or the most recent modification not accounted for as a separate contract unless the variable payment meets the criteria in ASC 606-10-32-40 to be allocated only to the lease component(s).	IFRS 16 does not include similar guidance for variable consideration related to the lease component. Lessors would allocate the consideration in the contract based on the guidance in IFRS 15.73 through 90.

³¹ ASC 842 BC 429 and IFRS 16 Paragraph 80.

	US GAAP	IFRS
Sale and leaseback transactions		
Assessing whether a transfer of an asset is a sale and purchase in a sale and leaseback transaction	To determine whether an asset transfer is a sale and purchase, a seller-lessee and a buyer-lessor consider the following: <ul style="list-style-type: none"> ▶ Whether the transfer meets the sale criteria under ASC 606 (however, certain fair value repurchase options would not result in a failed sale) ▶ Whether the leaseback would be classified as a sales-type lease by the buyer-lessor or a finance lease by the seller-lessee (i.e., a sale and purchase does not occur when the leaseback is classified as a sales-type lease by the buyer-lessor or as a finance lease by the seller-lessee) Refer to section 7.2, <i>Determining whether the transfer of an asset is a sale.</i>	To determine whether the transfer of an asset is accounted for as a sale and purchase, a seller-lessee and a buyer-lessor apply the requirements for determining when a performance obligation is satisfied under IFRS 15.
Gain or loss recognition in sale and leaseback transactions ³²	The seller-lessee recognizes any gain or loss, adjusted for off-market terms, immediately. Refer to section 7.3, <i>Transactions in which the transfer of an asset is a sale.</i>	The seller-lessee recognizes only the amount of any gain or loss, adjusted for off-market terms, that relates to the rights transferred to the buyer-lessor.
Failed sales – seller/lessee	Asset transfers that do not qualify as sales should be accounted for as financings by the lessor and lessee. ASC 842 provides additional guidance on adjusting the interest rate in certain circumstances (e.g., to ensure there is not a built-in loss). Refer to section 7.4, <i>Transactions in which the transfer of an asset is not a sale.</i>	Asset transfers that do not qualify as sales should be accounted for as financings in accordance with IFRS 9 by the lessor and lessee. IFRS 16 does not provide additional guidance on interest rates.
Other considerations		
Related party transactions	Entities classify and account for related party leases (including sale and leaseback transactions) based on the legally enforceable terms and conditions of the lease. Disclosure of related party transactions is required. Refer to section 9.1, <i>Related party leasing transactions.</i>	IFRS 16 does not address related party lease transactions. IAS 24 contains guidance on related party disclosures.
Effective date and transition		
Effective date	For PBEs and certain other entities, ASC 842 is effective for annual periods beginning after 15 December 2018. For other entities, ASC 842 is effective for annual periods beginning after 15 December 2019. Refer to section 11.1, <i>Effective date.</i>	For all entities, IFRS 16 is effective for annual reporting periods beginning on or after 1 January 2019.

³² ASC 842 BC 430 and IFRS 16 BC 306.

	US GAAP	IFRS
Early adoption	Early adoption is permitted in all cases. Refer to section 11.1, <i>Effective date</i> .	Early adoption is permitted for entities that apply IFRS 15 at or before the date of the initial application of IFRS 16.
Modified retrospective transition – application to comparative periods	ASC 842 provides an option to apply the transition provisions as of the beginning of the earliest comparative period presented in the financial statements or as of the effective date. Comparative periods are adjusted when an entity elects to apply the transition provisions as of the earliest comparative period presented in the financial statements. Comparative periods are not adjusted when an entity elects to apply the transition provisions as of the effective date. Refer to section 11.2, <i>Transition</i> .	Comparative periods are not adjusted.
Modified retrospective transition – specific transition guidance	Specific transition guidance is provided for all leases depending on the lease classification before and after application of ASC 842. Refer to section 11.2, <i>Transition</i> .	Transition guidance primarily addresses lessees' leases previously classified as operating leases under IAS 17.
Full retrospective transition	This is prohibited under US GAAP.	This is permitted under IFRS.
Leveraged leases	Leveraged lease accounting is eliminated for leases that commence on or after the effective date of ASC 842. However, leveraged leases that commenced prior to the effective date are grandfathered. If an existing leveraged lease is modified on or after the effective date, the lease would no longer be accounted for as a leveraged lease but would instead be accounted for under ASC 842. Refer to section 11.4.5, <i>Leases previously classified as leveraged leases under ASC 840</i> .	Leveraged lease accounting is not permitted under IFRS 16.

E Summary of important changes

The following highlights the topics for which substantive updates have been made in recent editions of this publication. Other non-substantive or clarifying changes are not listed.

Section 1: Scope and scope exceptions

- ▶ Section 1A was updated to summarize recent standard setting. (March 2019)
- ▶ Section 1.4.2.1 was updated to reflect the amendments to ASC 842 from ASU 2018-20 relating to certain lessor costs. (January 2019)
- ▶ Section 1.4.2.4 was added to summarize the amendments to provide a lessor practical expedient to not separate lease and associated non-lease components and to address contracts that include the sale of consumables. (January 2019) This section was also updated for additional considerations when determining the predominant component in contracts that qualify for the lessor practical expedient. (March 2019)
- ▶ Section 1.4.3.2 was updated to include illustrative examples of allocating consideration in a contract when a lessee does or does not elect the practical expedient to combine the lease and non-lease components. (January 2019)
- ▶ Section 1.4.4 was updated for the amendments to ASC 842 to provide a lessor practical expedient to not separate lease and non-lease components. This section was also updated for the amendments that would reduce the cost and complexity of a lessor's accounting for certain lessor costs paid by a lessee. (January 2019)
- ▶ Section 1.4.4.2 was updated to include an illustrative lessor example of allocating consideration in a contract that contains fixed payments and an option to purchase additional goods. (March 2019)
- ▶ Section 1.4.5 was updated to reflect the amendments to ASC 842 from ASU 2018-20 relating to the clarification on variable payments allocated to lease and non-lease components. (January 2019)

Section 2: Key concepts

- ▶ Section 2.3.1.1 was added to address the effect of nonconsecutive periods of time on the lease term. (January 2019)
- ▶ Section 2.3.3 was updated to include an additional illustrative example of determining the lease term for a cancelable lease. (March 2019)
- ▶ Section 2.3.5 was updated to address the effect of a guarantee by the lessee of the lessor's debt related to the leased property and a lessee's past practices regarding the period of time it has used particular types of assets on a lessee's evaluation of lease term and purchase options. (January 2019)
- ▶ Section 2.4.8 was updated to include an illustrative example and additional clarification of accounting for an ARO after the adoption of ASC 842. (March 2019)
- ▶ Section 2.5.1 was updated to address how a lessor determines the amount it expects to derive from the underlying asset when determining the rate implicit in the lease. (March 2019)
- ▶ Section 2.8 was updated to reflect the amendment to ASC 842 for the fair value exception for lessors that are not manufacturers or dealers. (March 2019)

Section 4: Lessee accounting

- ▶ Section 4.2.5 was updated, and its subsections were added, to address impairment considerations in operating leases. (January 2019)
- ▶ Section 4.3.4 was updated, and its subsections were added, to address impairment considerations in finance leases. (January 2019)
- ▶ Section 4.8.3 was updated to address which foreign exchange rate a lessee should use to remeasure a right-of-use asset into the lessee's functional currency upon a reassessment event or a modification not accounted for as a separate contract. (January 2019)
- ▶ Section 4.8.8 was updated to address lessee accounting for costs to ready the asset for its intended use or to deliver the asset to the location of its intended use. (January 2019)
- ▶ Section 4.8.10 was updated to address exit or disposal cost obligations under ASC 420 following the adoption of ASC 842. (March 2019)
- ▶ Section 4.9 was updated to clarify how a lessee classifies right-of-use assets and lease liabilities in its classified statements of financial position. (January 2019)

Section 5: Lessor accounting

- ▶ Section 5.1.4 and 5.4 were updated to clarify how lessors recognize the effect of a change in their assessment of collectibility for operating lease receivables. (March 2019)
- ▶ Section 5.1.6 was updated to address lessor accounting for fulfillment costs incurred after lease inception but prior to lease commencement. (January 2019)
- ▶ Section 5.8 was updated to reflect the amendment to ASC 842 to clarify the statement of cash flows presentation for sales-type and direct financing leases for depository and lending financial institutions in the scope of ASC 942. (March 2019)
- ▶ Section 5.9 was updated to reflect the amendments to ASC 842 related to a lessor's disclosures when electing the practical expedient to not separate non-lease components from associated lease components and to reflect the amendments to ASC 842 related to lessor narrow-scope improvements. (January 2019)

Section 7: Sale and leaseback transactions

- ▶ Section 7.2.1 was updated to clarify the effect of lease renewal options on the evaluation of sale accounting. (January 2019)

Section 11: Effective date and transition

- ▶ Section 11.1 was updated to include effective date and transition information for ASU 2018-20. (January 2019)
- ▶ Section 11.2 was updated to provide additional clarification and guidance on the application of the modified retrospective transition method and the amendments to ASC 842 that provide entities with an option on when to apply the transition provisions, and was updated to provide transition and effective date information to reflect the amendments to ASC 842 from ASU 2018-20 and ASU 2019-01. (March 2019)
- ▶ Section 11.2.4 was updated to clarify that at the effective date of ASC 842, a lessee's right-of-use assets are subject to the impairment guidance in ASC 360 and to address related accounting

considerations. This section was also updated to address how to account for cease-use liabilities recognized in accordance with ASC 420 in transition. (January 2019)

- ▶ Section 11.3.3.1 was updated to provide illustrative examples of the initial measurement of a lease previously classified as an operating lease under ASC 840 that is classified as an operating lease under ASC 842 – lessee. (January 2019)
- ▶ Section 11.3.3a.1 was updated to provide an illustrative example of the initial measurement of a lease previously classified as an operating lease under ASC 840 that is classified as a finance lease under ASC 842 – lessee. (January 2019)
- ▶ Section 11.3.3c was updated to clarify that an entity that wants to change its existing policy under ASC 840 to include or exclude executory costs (e.g., maintenance, taxes, insurance) when determining its minimum rental payments must evaluate the change in accounting policy in accordance with ASC 250, *Accounting Changes and Error Corrections*. (January 2019)
- ▶ Section 11.3.6 was updated to clarify how a lessee initially classifies a lease that was previously recognized as the lessee's asset due to ASC 840's lessee involvement in asset construction guidance. (January 2019)
- ▶ Section 11.4 was updated to reflect the amendments to ASC 842 for the fair value exception for lessors that are not manufacturers or dealers and to clarify the statement of cash flows presentation for sales-type and direct financing leases for depository and lending financial institutions in the scope of ASC 942. (March 2019)
- ▶ Section 11.5.1 was updated to clarify how to apply the standard's transition provisions to failed sale and leaseback transactions under ASC 840 that continue to be failed sale and leaseback transactions under ASC 840 at the effective date. (January 2019)
- ▶ Section 11.6.1 was updated to clarify the interim disclosure requirements in the year of adoption. (March 2019)

Appendix D: Summary of key differences from IFRS

- ▶ Appendix D was updated to identify additional differences between ASC 842 and IFRS 16. (March 2019)

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