

119TH CONGRESS
1ST SESSION

S. 1927

To amend the Internal Revenue Code of 1986 to increase the limitation with respect to the aggregate reduction in fair market value of farmland for purposes of application of the estate tax.

IN THE SENATE OF THE UNITED STATES

JUNE 3, 2025

Mrs. HYDE-SMITH introduced the following bill; which was read twice and referred to the Committee on Finance

A BILL

To amend the Internal Revenue Code of 1986 to increase the limitation with respect to the aggregate reduction in fair market value of farmland for purposes of application of the estate tax.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Helping Ensure Rural
5 Inheritance Transfers Are Generationally Enduring Act”
6 or the “HERITAGE Act”.

1 **SEC. 2. INCREASE IN LIMITATION ON AGGREGATE REDUC-**
 2 **TION IN FAIR MARKET VALUE OF FARMLAND.**

3 (a) IN GENERAL.—Section 2032A(a)(2) of the Inter-
 4 nal Revenue Code of 1986 is amended by striking “shall
 5 not exceed \$750,000” and inserting: “shall not exceed—

6 “(A) in the case of qualified real property
 7 which was being used for a qualified use de-
 8 scribed in subparagraph (A) of subsection
 9 (b)(2), \$15,000,000, and

10 “(B) in the case of qualified real property
 11 which was being used for a qualified use de-
 12 scribed in subparagraph (B) of such subsection,
 13 \$750,000.”.

14 (b) CONFORMING AMENDMENT.—Section
 15 2032A(a)(3) of the Internal Revenue Code of 1986 is
 16 amended—

17 (1) in the matter preceding subparagraph (A),
 18 by striking “the \$750,000 amount” and inserting
 19 “each dollar amount”, and

20 (2) in subparagraph (A), by striking
 21 “\$750,000” and inserting “such dollar amount”.

22 (c) EFFECTIVE DATE.—The amendments made by
 23 this section shall apply to the estates of decedents dying
 24 after the date of the enactment of this Act.