

“(d) ELECTION TO TREAT REAL PROPERTY INCOME AS INCOME CONNECTED WITH UNITED STATES BUSINESS.—

“(1) IN GENERAL.—A nonresident alien individual who during the taxable year derives any income—

“(A) from real property located in the United States, or from any interest in such real property, including (i) gains from the sale or exchange of real property or an interest therein, (ii) rents or royalties from mines, wells, or other natural deposits, and (iii) gains described in section 631 (b) or (c), and

“(B) which, but for this subsection, would not be treated as income which is effectively connected with the conduct of a trade or business within the United States, may elect for such taxable year to treat all such income as income which is effectively connected with the conduct of a trade or business within the United States. An election under this paragraph for any taxable year shall remain in effect for all subsequent taxable years, except that it may be revoked with the consent of the Secretary or his delegate with respect to any taxable year.

“(2) ELECTION AFTER REVOCATION.—If an election has been made under paragraph (1) and such election has been revoked, a new election may not be made under such paragraph for any taxable year before the 5th taxable year which begins after the first taxable year for which such revocation is effective, unless the Secretary or his delegate consents to such new election.

“(3) FORM AND TIME OF ELECTION AND REVOCATION.—An election under paragraph (1), and any revocation of such an election, may be made only in such manner and at such time as the Secretary or his delegate may by regulations prescribe.

“(e) CROSS REFERENCES.—

“(1) For tax treatment of certain amounts distributed by the United States to nonresident alien individuals, see section 402(a)(4).

“(2) For taxation of nonresident alien individuals who are expatriate United States citizens, see section 877.

“(3) For doubling of tax on citizens of certain foreign countries, see section 891.

“(4) For reinstatement of pre-1966 income tax provisions in the case of residents of certain foreign countries, see section 896.

“(5) For withholding of tax at source on nonresident alien individuals, see section 1441.

“(6) For the requirement of making a declaration of estimated tax by certain nonresident alien individuals, see section 6015(i).

“(7) For taxation of gains realized upon certain transfers to domestic corporations, see section 1250(d)(3).”

(2) Section 1 (relating to tax on individuals) is amended by redesignating subsection (d) as subsection (e), and by inserting after subsection (c) the following new subsection:

“(d) NONRESIDENT ALIENS.—In the case of a nonresident alien individual, the tax imposed by subsection (a) shall apply only as provided by section 871(b) or 877.”

(b) GROSS INCOME.—

(1) Subsection (a) of section 872 (relating to gross income of nonresident alien individuals) is amended to read as follows:

“(a) GENERAL RULE.—In the case of a nonresident alien individual, gross income includes only—