

*on his taxable income which is effectively connected with the conduct of a trade or business within the United States.*

(2) **DETERMINATION OF TAXABLE INCOME.**—*In determining taxable income for purposes of paragraph (1), gross income includes only gross income which is effectively connected with the conduct of a trade or business within the United States.*

**[(d)] (c) PARTICIPANTS IN CERTAIN EXCHANGE OR TRAINING PROGRAMS.**—For purposes of this section, a nonresident alien individual who (without regard to this subsection) is not engaged in trade or business within the United States and who is temporarily present in the United States as a nonimmigrant under subparagraph (F) or (J) of section 101 (a) (15) of the Immigration and Nationality Act, as amended (8 U.S.C. 1101 (a) (15) (F) or (J)), shall be treated as a nonresident alien individual engaged in trade or business within the United States, *and any income described in section 1441(b) (1) or (2) which is received by such individual shall, to the extent derived from sources within the United States, be treated as effectively connected with the conduct of a trade or business within the United States.*

**(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 held for the production of income and located in the United States, or from any interest in such real property, including (i) gains from the sale or exchange of such 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. In such case, such income shall be taxable as provided in subsection (b) (1) whether or not such individual is engaged in trade or business within the United States during the taxable year. 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.**—