

United States

1997

Issued March 2000

EC97F53A-US(RV)

**1997 Economic Census**

*Real Estate and Rental and Leasing*

Geographic Area Series



**U S C E N S U S B U R E A U**

*Helping You Make Informed Decisions*

U.S. Department of Commerce  
Economics and Statistics Administration  
U.S. CENSUS BUREAU



## ACKNOWLEDGMENTS

Many persons participated in the various activities of the 1997 Economic Census for the Real Estate and Rental and Leasing sector.

Service Sector Statistics Division prepared this report. **Bobby E. Russell**, Assistant Chief for Census Programs, was responsible for the overall planning, management, and coordination. Planning and implementation were under the direction of **Sidney O. Marcus III**, Chief, Utilities and Financial Census Branch, assisted by **Faye A. Jacobs**, **Steven M. Roman**, and **Laurie G. Torene**. Primary staff assistance was provided by **Vannah L. Beatty**, **Robert S. Benedik**, **Diane Carodiskey-Beeson**, **Sandra K. Creech**, **Michael J. Garger**, **Carrie A. Hill**, **Donna S. Kielman**, **Amy Merrill**, **Marleen J. Motonis**, **Barbara D. Myers**, and **William R. Samples**.

Mathematical and statistical techniques as well as the coverage operations were provided by **Carl A. Konschnik**, Assistant Chief for Research and Methodology, assisted by **Carol S. King**, Chief, Statistical Methods Branch, and **Jock R. Black**, Chief, Program Research and Development Branch, with staff assistance from **Maria C. Cruz** and **David L. Kinyon**.

The Economic Planning and Coordination Division provided overall planning and review of many operations and the computer processing procedures. **Shirin A. Ahmed**, Assistant Chief for Post-Collection Processing, was responsible for edit procedures and designing the interactive analytical software. Design and specifications were prepared under the supervision of **Dennis L. Shoemaker**, Chief, Census Processing Branch, assisted by **John D. Ward**. Primary staff assistance was provided by **Sonya P. Curcio**, **Richard W. Graham**, and **Cheryl E. Merkle**. The Economic Product Team, with primary contributions from **Andrew W. Hait** and **Jennifer E. Lins**, was responsible for the development of the system to disseminate 1997 Economic Census reports.

The staff of the National Processing Center, **Judith N. Petty**, Chief, performed mailout preparation and receipt operations, clerical and analytical review activities, and data entry.

The Geography Division staff developed geographic coding procedures and associated computer programs.

The Economic Statistical Methods and Programming Division, **Charles P. Pautler Jr.**, Chief, developed and coordinated the computer processing systems. **Martin S. Harahush**, Assistant Chief for Quinquennial Programs, was responsible for design and implementation of the computer systems. **Robert S. Jewett** and **Barbara L. Lambert** provided special computer programming. **William C. Wester**, Chief, Services Branch, assisted by **Robert A. Hill**, **Dennis P. Kelly**, and **Jeffrey S. Rosen**, supervised the preparation of the computer programs. Additional programming assistance was provided by **Donell D. Barnes**, **Daniel C. Collier**, **Gilbert J. Flodine**, **David Hiller**, **Leatrice D. Hines**, **William D. McClain**, **Jay L. Norris**, **Sarah J. Presley**, and **Michael A. Sendelbach**.

Computer Services Division, **Debra D. Williams**, Chief, performed the computer processing.

**Kim D. Ottenstein** and **Margaret A. Smith** of the Administrative and Customer Services Division, **Walter C. Odom**, Chief, provided publications and printing management, graphics design and composition, and editorial review for print and electronic media. General direction and production management were provided by **Michael G. Garland**, Assistant Division Chief, and **Gary J. Lauffer**, Chief, Publications Services Branch.

Special acknowledgment is also due the many businesses whose cooperation has contributed to the publication of these data.

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-- Not applicable for this report.

# Introduction to the Economic Census

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## PURPOSES AND USES OF THE ECONOMIC CENSUS

The economic census is the major source of facts about the structure and functioning of the Nation's economy. It provides essential information for government, business, industry, and the general public. Title 13 of the United States Code (Sections 131, 191, and 224) directs the Census Bureau to take the economic census every 5 years, covering years ending in 2 and 7.

The economic census furnishes an important part of the framework for such composite measures as the gross domestic product estimates, input/output measures, production and price indexes, and other statistical series that measure short-term changes in economic conditions. Specific uses of economic census data include the following:

- Policymaking agencies of the Federal Government use the data to monitor economic activity and assess the effectiveness of policies.
- State and local governments use the data to assess business activities and tax bases within their jurisdictions and to develop programs to attract business.
- Trade associations study trends in their own and competing industries, which allows them to keep their members informed of market changes.
- Individual businesses use the data to locate potential markets and to analyze their own production and sales performance relative to industry or area averages.

## ALL-NEW INDUSTRY CLASSIFICATIONS

Data from the 1997 Economic Census are published primarily on the basis of the North American Industry Classification System (NAICS), unlike earlier censuses, which were published according to the Standard Industrial Classification (SIC) system. NAICS is in the process of being adopted in the United States, Canada, and Mexico. Most economic census reports cover one of the following NAICS sectors:

21	Mining
22	Utilities
23	Construction
31-33	Manufacturing
42	Wholesale Trade
44-45	Retail Trade
48-49	Transportation and Warehousing
51	Information

52	Finance and Insurance
53	Real Estate and Rental and Leasing
54	Professional, Scientific, and Technical Services
55	Management of Companies and Enterprises
56	Administrative and Support and Waste Management and Remediation Services
61	Educational Services
62	Health Care and Social Assistance
71	Arts, Entertainment, and Recreation
72	Accommodation and Foodservices
81	Other Services (except Public Administration)

(Not listed above are the Agriculture, Forestry, Fishing, and Hunting sector (NAICS 11), partially covered by the census of agriculture conducted by the U.S. Department of Agriculture, and the Public Administration sector (NAICS 92), covered by the census of governments conducted by the Census Bureau.)

The 20 NAICS sectors are subdivided into 96 subsectors (three-digit codes), 313 industry groups (four-digit codes), and, as implemented in the United States, 1170 industries (five- and six-digit codes).

## RELATIONSHIP TO SIC

While many of the individual NAICS industries correspond directly to industries as defined under the SIC system, most of the higher level groupings do not. Particular care should be taken in comparing data for retail trade, wholesale trade, and manufacturing, which are sector titles used in both NAICS and SIC, but cover somewhat different groups of industries. The industry definitions discuss the relationships between NAICS and SIC industries. Where changes are significant, it will not be possible to construct time series that include data for points both before and after 1997.

For 1997, data for auxiliary establishments (those functioning primarily to manage, service, or support the activities of their company's operating establishments, such as a central administrative office or warehouse) will not be included in the sector-specific reports. These data will be published separately.

## GEOGRAPHIC AREA CODING

Accurate and complete information on the physical location of each establishment is required to tabulate the census data for the states, metropolitan areas (MAs), counties, parishes, and corporate municipalities including cities, towns, villages, and boroughs. Respondents were

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required to report their physical location (street address, municipality, county, and state) if it differed from their mailing address. For establishments not surveyed by mail (and those single-establishment companies that did not provide acceptable information on physical location), location information from Internal Revenue Service tax forms is used as a basis for coding.

## **BASIS OF REPORTING**

The economic census is conducted on an establishment basis. A company operating at more than one location is required to file a separate report for each store, factory, shop, or other location. Each establishment is assigned a separate industry classification based on its primary activity and not that of its parent company.

## **DOLLAR VALUES**

All dollar values presented are expressed in current dollars; i.e., 1997 data are expressed in 1997 dollars, and 1992 data, in 1992 dollars. Consequently, when making comparisons with prior years, users of the data should consider the changes in prices that have occurred.

All dollar values are shown in thousands of dollars.

## **AVAILABILITY OF ADDITIONAL DATA**

### **Reports in Print and Electronic Media**

All results of the 1997 Economic Census are available on the Census Bureau Internet site ([www.census.gov](http://www.census.gov)) and on compact discs (CD-ROM) for sale by the Census Bureau. Unlike previous censuses, only selected highlights are published in printed reports. For more information, including a description of electronic and printed reports being issued, see the Internet site, or write to U.S. Census Bureau, Washington, DC 20233-8300, or call Customer Services at 301-457-4100.

### **Special Tabulations**

Special tabulations of data collected in the 1997 Economic Census may be obtained, depending on availability of time and personnel, in electronic or tabular form. The data will be summaries subject to the same rules prohibiting disclosure of confidential information (including name, address, kind of business, or other data for individual business establishments or companies) that govern the regular publications.

Special tabulations are prepared on a cost basis. A request for a cost estimate, as well as exact specifications on the type and format of the data to be provided, should be directed to the Chief of the division named below, U.S. Census Bureau, Washington, DC 20233-8300. To discuss a special tabulation before submitting specifications, call the appropriate division:

Manufacturing and Construction Division 301-457-4673  
Service Sector Statistics Division 301-457-2668

## **HISTORICAL INFORMATION**

The economic census has been taken as an integrated program at 5-year intervals since 1967 and before that for 1954, 1958, and 1963. Prior to that time, individual components of the economic census were taken separately at varying intervals.

The economic census traces its beginnings to the 1810 Decennial Census, when questions on manufacturing were included with those for population. Coverage of economic activities was expanded for the 1840 Decennial Census and subsequent censuses to include mining and some commercial activities. The 1905 Manufactures Census was the first time a census was taken apart from the regular decennial population census. Censuses covering retail and wholesale trade and construction industries were added in 1930, as were some covering service trades in 1933. Censuses of construction, manufacturing, and the other business service censuses were suspended during World War II.

The 1954 Economic Census was the first census to be fully integrated: providing comparable census data across economic sectors, using consistent time periods, concepts, definitions, classifications, and reporting units. It was the first census to be taken by mail, using lists of firms provided by the administrative records of other Federal agencies. Since 1963, administrative records also have been used to provide basic statistics for very small firms, reducing or eliminating the need to send them census questionnaires.

The range of industries covered in the economic censuses expanded between 1967 and 1992. The census of construction industries began on a regular basis in 1967, and the scope of service industries, introduced in 1933, was broadened in 1967, 1977, and 1987. While a few transportation industries were covered as early as 1963, it was not until 1992 that the census broadened to include all of transportation, communications, and utilities. Also new for 1992 was coverage of financial, insurance, and real estate industries. With these additions, the economic census and the separate census of governments and census of agriculture collectively covered roughly 98 percent of all economic activity.

Printed statistical reports from the 1992 and earlier censuses provide historical figures for the study of long-term time series and are available in some large libraries. All of the census reports printed since 1967 are still available for sale on microfiche from the Census Bureau. CD-ROMs issued from the 1987 and 1992 Economic Censuses contain databases including nearly all data published in print, plus additional statistics, such as ZIP Code statistics, published only on CD-ROM.

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## SOURCES FOR MORE INFORMATION

More information about the scope, coverage, classification system, data items, and publications for each of the economic censuses and related surveys is published in the *Guide to the 1997 Economic Census and Related Statistics* at [www.census.gov/econguide](http://www.census.gov/econguide). More information on the methodology, procedures, and history of the censuses will be published in the *History of the 1997 Economic Census* at [www.census.gov/econ/www/history.html](http://www.census.gov/econ/www/history.html).

## ABBREVIATIONS AND SYMBOLS

The following abbreviations and symbols are used with the 1997 Economic Census data:

A	Standard error of 100 percent or more.
D	Withheld to avoid disclosing data of individual companies; data are included in higher level totals.
F	Exceeds 100 percent because data include establishments with payroll exceeding revenue.
N	Not available or not comparable.
Q	Revenue not collected at this level of detail for multiestablishment firms.
S	Withheld because estimates did not meet publication standards.

V	Represents less than 50 vehicles or .05 percent.
X	Not applicable.
Y	Disclosure withheld because of insufficient coverage of merchandise lines.
Z	Less than half the unit shown.
a	0 to 19 employees.
b	20 to 99 employees.
c	100 to 249 employees.
e	250 to 499 employees.
f	500 to 999 employees.
g	1,000 to 2,499 employees.
h	2,500 to 4,999 employees.
i	5,000 to 9,999 employees.
j	10,000 to 24,999 employees.
k	25,000 to 49,999 employees.
l	50,000 to 99,999 employees.
m	100,000 employees or more.
p	10 to 19 percent estimated.
q	20 to 29 percent estimated.
r	Revised.
s	Sampling error exceeds 40 percent.
nec	Not elsewhere classified.
nsk	Not specified by kind.
–	Represents zero (page image/print only).
(CC)	Consolidated city.
(IC)	Independent city.



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# Real Estate and Rental and Leasing

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## SCOPE

The Real Estate and Rental and Leasing sector (sector 53) comprises establishments of firms with payroll primarily engaged in renting, leasing, or otherwise allowing the use of tangible assets (e.g. real estate and equipment), intangible assets (e.g., patents and trademarks), and establishments providing related services (e.g., establishments primarily engaged in managing real estate for others, selling, renting and/or buying real estate for others, and appraising real estate).

Excluded from this sector are real estate investment trusts (REITs) and establishments primarily engaged in renting or leasing equipment with operators. REITs are classified in North American Industry Classification System (NAICS) Subsector 525, Funds, Trusts, and Other Financial Vehicles, because they are considered investment vehicles. Establishments renting or leasing equipment with operators are classified in various subsectors of NAICS depending on the nature of the services provided (e.g., transportation, construction, agriculture). These activities are excluded from this sector because the client is paying for the expertise and knowledge of the equipment operator, in addition to the use of the equipment.

The basic tabulations for this sector do not include data for establishments which are auxiliary (primary function is providing a service, such as warehousing or bookkeeping) to establishments within the same organization. Data for auxiliaries are presented separately in another report.

## GENERAL

A list of reports that provide statistics on sector 53 follows.

**Geographic area reports.** There is a separate report for each state, the District of Columbia, and the United States. Each state report presents general statistics on number of establishments, revenue, payroll, and employment by kind of business for the state, metropolitan areas (MAs), counties, and places with 2,500 inhabitants or more. Greater kind-of-business detail is shown for larger areas. The United States report presents data for the United States as a whole.

**Sources of revenue report.** This report presents sources of revenue data for establishments by kind of business. Data are presented for the United States.

**Establishment and firm size (including legal form of organization) report.** This report presents revenue, payroll, and employment data for the United States by revenue size, by employment size, and by legal form of organization for establishments; and by revenue size (including concentration by largest firms), by employment size, and by number of establishments operated (single units and multiunits) for firms.

**Miscellaneous subjects report.** This report presents data for establishments for a variety of industry-specific questions. Presentation of data varies by kind of business.

## GEOGRAPHIC AREAS COVERED

The level of geographic detail varies by report. Data may be presented for:

1. The United States as a whole.
2. States and the District of Columbia.
3. Consolidated metropolitan statistical areas (CMSAs) and primary metropolitan statistical areas (PMSAs) defined by the Office of Management and Budget (OMB) as of June 30, 1997. A CMSA is an area used to facilitate the presentation and analysis of data for large concentrations of metropolitan populations. It includes two or more contiguous PMSAs which have a population of at least 1,000,000 (according to the 1990 Census of Population or subsequent special census) and which meet specific criteria of urban character and of social and economic integration.
4. Metropolitan statistical areas defined by the OMB as of June 30, 1997. An MSA is an integrated economic and social unit with a population nucleus of at least 50,000 inhabitants (according to the 1990 Census of Population or subsequent special census). Each MSA consists of one or more counties meeting standards of metropolitan character. In New England, cities and towns rather than counties are the component geographic units.
5. Areas within the state outside metropolitan areas (MAs).
6. Counties and county equivalents defined as of January 1, 1997. Counties are the primary divisions of states, except in Louisiana where they are called parishes and in Alaska where they are called boroughs and census areas. Maryland, Missouri, Nevada, and Virginia have

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one place or more that is independent of any county organization and constitute primary divisions of their states. These places are treated as counties and as places.

7. Consolidated cities defined as of January 1, 1997. Consolidated cities are consolidated governments which consist of separately incorporated municipalities.
8. Municipalities of 2,500 inhabitants or more defined as of January 1, 1997. These are areas of significant population incorporated as cities, boroughs, villages, or towns according to the 1990 Census of Population or subsequent special census. For the economic census, boroughs and census areas in Alaska and boroughs in New York are not included in this category.

#### **COMPARABILITY OF THE 1992 AND 1997 CENSUSES**

The 1997 Economic Census is the first census to present data based on the new North American Industry Classification System (NAICS). Previous census data were presented according to the Standard Industrial Classification (SIC) system developed some 60 years ago. Due to

this change, comparability between census years may be limited. Comparative statistics will be included as part of the Core Business Statistics Reports.

#### **DISCLOSURE**

In accordance with Federal law governing census reports (Title 13 of the United States Code), no data are published that would disclose the operations of an individual establishment or business. However, the number of establishments in a kind-of-business classification is not considered a disclosure; therefore, this information may be released even though other information is withheld.

#### **AVAILABILITY OF MORE FREQUENT ECONOMIC DATA**

The Census Bureau conducts the Service Annual Survey (SAS) each year. This survey, while providing more frequent observations, has more limited industry coverage and yields less kind-of-business and geographic detail than the economic census. In addition, the County Business Patterns program offers annual statistics on the number of establishments, employment, and payroll classified by industry within each county.

**Table 1. Summary Statistics for the United States: 1997**

[Includes only establishments of companies with payroll. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A]

NAICS code	Kind of business	Establishments (number)	Revenue (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Paid employees for pay period including March 12 (number)	Percent of revenue—	
							From administrative records <sup>1</sup>	Estimated <sup>2</sup>
<b>UNITED STATES</b>								
<b>53</b>	<b>Real estate &amp; rental &amp; leasing</b>	<b>'288 273</b>	<b>'240 917 556</b>	<b>'41 590 766</b>	<b>'9 679 345</b>	<b>'1 702 420</b>	<b>'20.7</b>	<b>'10.7</b>
531	Real estate	221 650	153 274 907	27 947 109	6 521 821	1 117 249	27.8	12.9
5311	Lessors of real estate	110 226	85 791 328	9 483 898	2 227 558	469 397	27.8	12.4
53111	Lessors of residential buildings & dwellings	59 718	39 621 284	4 673 912	1 087 977	267 784	30.3	15.4
531110	Lessors of residential buildings & dwellings	59 718	39 621 284	4 673 912	1 087 977	267 784	30.3	15.4
53112	Lessors of nonresidential buildings (except miniwarehouses)	31 497	38 105 057	3 828 379	915 587	145 317	24.6	9.1
531120	Lessors of nonresidential buildings (except miniwarehouses)	31 497	38 105 057	3 828 379	915 587	145 317	24.6	9.1
53113	Lessors of miniwarehouses & self storage units	6 994	2 525 654	296 035	68 862	18 673	22.5	8.8
531130	Lessors of miniwarehouses & self storage units	6 994	2 525 654	296 035	68 862	18 673	22.5	8.8
53119	Lessors of other real estate property	12 017	5 539 333	685 572	155 132	37 623	34.9	15.1
531190	Lessors of other real estate property	12 017	5 539 333	685 572	155 132	37 623	34.9	15.1
5312	Offices of real estate agents & brokers	60 620	38 945 434	6 791 721	1 529 442	219 633	31.3	11.6
53121	Offices of real estate agents & brokers	60 620	38 945 434	6 791 721	1 529 442	219 633	31.3	11.6
531210	Offices of real estate agents & brokers	60 620	38 945 434	6 791 721	1 529 442	219 633	31.3	11.6
5313	Activities related to real estate	50 804	28 538 145	11 671 490	2 764 821	428 219	23.1	16.1
53131	Real estate property managers	32 139	20 746 277	8 900 317	2 126 885	352 720	20.9	15.2
531311	Residential property managers	22 128	12 600 076	5 161 535	1 219 098	235 670	22.7	16.0
531312	Nonresidential property managers	10 011	8 146 201	3 738 782	907 787	117 050	18.2	13.9
53132	Offices of real estate appraisers	11 387	2 966 309	1 054 517	231 067	34 399	40.1	10.5
531320	Offices of real estate appraisers	11 387	2 966 309	1 054 517	231 067	34 399	40.1	10.5
53139	Other activities related to real estate	7 278	4 825 559	1 716 656	406 869	41 100	21.7	23.7
531390	Other activities related to real estate	7 278	4 825 559	1 716 656	406 869	41 100	21.7	23.7
532	Rental & leasing services	'64 472	'76 378 784	'12 569 183	'2 914 536	'559 379	'9.2	'7.3
5321	Automotive equipment rental & leasing	10 542	28 921 850	3 870 601	920 712	158 062	3.4	5.3
53211	Passenger car rental & leasing	5 246	18 584 128	2 445 562	580 795	110 948	3.9	5.3
532111	Passenger car rental	4 367	14 783 704	2 129 602	498 392	102 623	2.0	5.8
532112	Passenger car leasing	879	3 800 424	315 960	82 403	8 325	11.0	3.4
53212	Truck, utility trailer, & RV rental & leasing	5 296	10 337 722	1 425 039	339 917	47 114	2.7	5.3
532120	Truck, utility trailer, & RV rental & leasing	5 296	10 337 722	1 425 039	339 917	47 114	2.7	5.3
5322	Consumer goods rental	35 423	14 396 209	3 097 432	715 699	229 992	17.9	13.2
53221	Consumer electronics & appliances rental	3 011	1 790 890	394 997	94 332	17 491	14.1	17.2
532210	Consumer electronics & appliances rental	3 011	1 790 890	394 997	94 332	17 491	14.1	17.2
53222	Formal wear & costume rental	2 683	781 018	204 257	44 066	14 036	12.4	11.8
532220	Formal wear & costume rental	2 683	781 018	204 257	44 066	14 036	12.4	11.8
53223	Video tape & disk rental	23 036	7 229 671	1 289 254	305 794	149 854	18.1	14.9
532230	Video tape & disk rental	23 036	7 229 671	1 289 254	305 794	149 854	18.1	14.9
53229	Other consumer goods rental	6 693	4 594 630	1 208 924	271 507	48 611	20.0	9.0
532291	Home health equipment rental	1 731	1 880 664	448 913	110 431	14 365	14.2	7.4
532292	Recreational goods rental	1 812	560 501	124 301	24 509	7 948	40.9	10.5
532299	All other consumer goods rental	3 150	2 153 465	635 710	136 567	26 298	19.7	10.0
5323	General rental centers	6 509	3 910 618	941 009	208 151	40 284	25.1	10.3
53231	General rental centers	6 509	3 910 618	941 009	208 151	40 284	25.1	10.3
532310	General rental centers	6 509	3 910 618	941 009	208 151	40 284	25.1	10.3
5324	Commercial & industrial machinery & equipment rental & leasing	'11 998	'29 150 107	'4 660 141	'1 069 974	'131 041	'8.4	'5.9
53241	Const/trans/mining/forestry machinery & equip rental & leasing	4 705	13 253 517	1 759 552	396 887	48 259	9.4	4.2
532411	Commercial air/rail/water transportation equip rental & leasing	748	6 359 265	311 519	72 470	6 714	2.5	1.9
532412	Construction/mining/forestry machinery & equip rental & leasing	3 957	6 894 252	1 448 033	324 417	41 545	15.8	6.4
53242	Office machinery & equipment rental & leasing	1 346	6 180 713	670 456	154 431	12 007	3.8	2.8
532420	Office machinery & equipment rental & leasing	1 346	6 180 713	670 456	154 431	12 007	3.8	2.8
5324201	Office machinery rental & leasing	400	436 178	101 260	21 657	2 895	14.0	12.4
5324209	Computer rental & leasing	946	5 744 535	569 196	132 774	9 112	3.0	2.0
53249	Oth commercial/industrial machinery & equipment rental & leasing	'5 947	'9 715 877	'2 230 133	'518 656	'70 775	'9.9	'10.1
532490	Oth commercial/industrial machinery & equipment rental & leasing	'5 947	'9 715 877	'2 230 133	'518 656	'70 775	'9.9	'10.1
533	Lessors of intangible assets, except copyrighted works	2 151	11 263 865	1 074 474	242 988	25 792	2.4	4.2
5331	Lessors of intangible assets, except copyrighted works	2 151	11 263 865	1 074 474	242 988	25 792	2.4	4.2
53311	Lessors of intangible assets, except copyrighted works	2 151	11 263 865	1 074 474	242 988	25 792	2.4	4.2
533110	Lessors of intangible assets, except copyrighted works	2 151	11 263 865	1 074 474	242 988	25 792	2.4	4.2

<sup>1</sup>Includes revenue information obtained from administrative records of other Federal agencies.

<sup>2</sup>Includes revenue information which was imputed based on historic data, administrative records data, or on industry averages.

# Appendix A.

## Explanation of Terms

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### **ANNUAL PAYROLL**

Payroll includes all forms of compensation, such as salaries, wages, commissions, dismissal pay, bonuses, vacation allowances, sick-leave pay, and employee contributions to qualified pension plans paid during the year to all employees. Payroll does not include commissions paid to independent (nonemployee) agents, such as real estate agents. For corporations, payroll includes amounts paid to officers and executives; for unincorporated businesses, it does not include profit or other compensation of proprietors or partners. Payroll is reported before deductions for social security, income tax, insurance, union dues, etc. This definition of payroll is the same as that used by the Internal Revenue Service (IRS) on Form 941.

### **FIRST QUARTER PAYROLL (\$1,000)**

Represents payroll paid to persons employed at any time during the quarter January to March 1997.

### **NUMBER OF EMPLOYEES**

Paid employees consist of the full-time and part-time employees who were on the payroll during the pay period including March 12, including salaried officers and executives of corporations. Included are employees on paid sick leave, paid holidays, and paid vacations; not included are proprietors and partners of unincorporated businesses. Excluded are independent (nonemployee) agents. The definition of paid employees is the same as that used on IRS Form 941.

### **NUMBER OF ESTABLISHMENTS**

An establishment is a single physical location at which business is conducted. It is not necessarily identical with a company or enterprise, which may consist of one establishment or more. Economic census figures represent a summary of reports for individual establishments rather than companies. For cases where a census report was received, separate information was obtained for each location where business was conducted. When administrative records of other Federal agencies were used instead of a census report, no information was available on the number of locations operated. Each economic census establishment was tabulated according to the physical location at which the business was conducted. The count of establishments represents those in business at any time during 1997.

### **REAL ESTATE AND RENTAL AND LEASING**

When two or more activities were carried on at a single location under a single ownership, all activities generally were grouped together as a single establishment. The entire establishment was classified on the basis of its major activity and all data for it were included in that classification. However, when distinct and separate economic activities (for which different industry classification codes were appropriate) were conducted at a single location under a single ownership, separate establishment reports for each of the different activities were obtained in the census.

Data for individual properties leased or managed by property lessors or property managers are not normally considered separate establishments, but rather the permanent offices from which the properties are leased or managed are considered establishments. Data for separate automotive rental offices or concessions (e.g. airport locations) in the same metropolitan area, for which a common fleet of cars is maintained, are merged together and not considered as separate establishments.

### **REVENUE**

Includes revenue from all business activities whether or not payment was received in the census year, including commissions and fees from all sources, rents, net investment income, interest, dividends, and royalties. Revenue from leasing property marketed under operating leases is included. Revenue also includes the total value of service contracts, amounts received for work subcontracted to others, and rents from real property sublet to others.

Revenue does not include sales and other taxes collected from customers and remitted directly by the firm to a local, state, or Federal tax agency.

### **SALES, RECEIPTS, OR REVENUE ESTIMATED (PERCENT)**

Percent of total sales/receipts/revenue that was imputed based on historic company ratios or administrative records, or on industry averages.

### **SALES, RECEIPTS, OR REVENUE FROM ADMINISTRATIVE RECORDS (PERCENT)**

Percent of total sales/receipts/revenue obtained from administrative records of other Federal agencies.

# Appendix B.

## NAICS Codes, Titles, and Descriptions

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### **53 REAL ESTATE AND RENTAL AND LEASING**

The Real Estate and Rental and Leasing sector comprises establishments primarily engaged in renting, leasing, or otherwise allowing the use of tangible or intangible assets, and establishments providing related services. The major portion of this sector comprises establishments that rent, lease, or otherwise allow the use of their own assets by others. The assets may be tangible, as is the case of real estate and equipment, or intangible, as is the case with patents and trademarks.

This sector also includes establishments primarily engaged in managing real estate for others, selling, renting and/or buying real estate for others, and appraising real estate. These activities are closely related to this sector's main activity, and it was felt that from a production basis they would best be included here. In addition, a substantial proportion of property management is self-performed by lessors.

The main components of this sector are the real estate lessors industries; equipment lessors industries (including motor vehicles, computers, and consumer goods); and lessors of nonfinancial intangible assets (except copyrighted works).

Excluded from this sector are real estate investment trusts (REITS) and establishments primarily engaged in renting or leasing equipment with operators. REITS are classified in Subsector 525, Funds, Trusts, and Other Financial Vehicles because they are considered investment vehicles. Establishments renting or leasing equipment with operators are classified in various subsectors of NAICS depending on the nature of the services provided (e.g., transportation, construction, agriculture). These activities are excluded from this sector because the client is paying for the expertise and knowledge of the equipment operator, in addition to the rental of the equipment. In many cases, such as, the rental of heavy construction equipment, the operator is essential to operate the equipment.

### **531 REAL ESTATE**

Industries in the Real Estate subsector group establishments that are primarily engaged in renting or leasing real estate to others; managing real estate for others; selling, buying, or renting real estate for others; and providing other real estate related services, such as appraisal services.

Establishments primarily engaged in subdividing and developing unimproved real estate and constructing buildings for sale are classified in Subsector 233, Building, Developing, and General Contracting.

Real Estate Investment Trusts (REITS) are classified in Subsector 525, Funds, Trusts, and Other Financial Vehicles because they are considered investment vehicles.

### **5311 Lessors of Real Estate**

This NAICS industry group includes establishments classified in the following NAICS industry(ies): 53111, Lessors of Residential Buildings and Dwellings; 53112, Lessors of Nonresidential Buildings (Except Miniwarehouses); 53113, Lessors of Miniwarehouses and Self-Storage Units; 53119, Lessors of Other Real Estate Property

### **53111 Lessors of Residential Buildings and Dwellings**

This industry comprises establishments primarily engaged in acting as lessors of buildings used as residences or dwellings, such as single-family homes, apartment buildings, and town homes. Included in this industry are owner-lessors and establishments renting real estate and then acting as lessors in subleasing it to others. The establishments in this industry may manage the property themselves or have another establishment manage it for them.

### **531110 Lessors of Residential Buildings and Dwellings**

This industry comprises establishments primarily engaged in acting as lessors of buildings used as residences or dwellings, such as single-family homes, apartment buildings, and town homes. Included in this industry are owner-lessors and establishments renting real estate and then acting as lessors in subleasing it to others. The establishments in this industry may manage the property themselves or have another establishment manage it for them.

The data published with NAICS code 531110 include these parts of the following SIC industries:

6513 Lessors of apartment buildings

6514 Lessors of dwellings (except apartment buildings)

### **5311101 Lessors of Apartment Buildings**

Establishments primarily engaged in leasing (renting) apartment buildings (with 5 or more housing units per

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building) which are used as residences. Included are establishments which may lease (rent) apartments and then act as lessors in subleasing to others

### **531109 Lessors of Dwellings Other Than Apartment Buildings**

Establishments primarily engaged in leasing (renting) residential buildings and dwellings (with less than 5 housing units per building) other than apartment buildings. Included are establishments which may lease (rent) residential space and then act as lessors in subleasing to others.

### **53112 Lessors of Nonresidential Buildings (Except Miniwarehouses)**

This industry comprises establishments primarily engaged in acting as lessors of buildings (except mini-warehouses and self-storage units) that are not used as residences or dwellings. Included in this industry are owner-lessors and establishments renting real estate and then acting as lessors in subleasing it to others. The establishments in this industry may manage the property themselves or have another establishment manage it for them.

### **531120 Lessors of Nonresidential Buildings (Except Miniwarehouses)**

This industry comprises establishments primarily engaged in acting as lessors of buildings (except mini-warehouses and self-storage units) that are not used as residences or dwellings. Included in this industry are owner-lessors and establishments renting real estate and then acting as lessors in subleasing it to others. The establishments in this industry may manage the property themselves or have another establishment manage it for them.

The data published with NAICS code 531120 include these parts of the following SIC industries:

- 6512 (pt) Lessors of professional & other office buildings
- 6512 (pt) Lessors of manufacturing & industrial buildings
- 6512 (pt) Lessors of shopping centers & retail stores
- 6512 (pt) Lessors of other nonresidential buildings & facilities

### **5311201 Lessors of Professional and Other Office Buildings**

Establishments primarily engaged in leasing (renting) professional and other office buildings or office space in such buildings. Included are establishments that may lease (rent) and then act as lessors in subleasing to others.

### **5311202 Lessors of Manufacturing and Industrial Buildings**

Establishments primarily engaged in leasing (renting) manufacturing and other industrial buildings. Included are establishments that may lease (rent) and then act as lessors in subleasing to others.

### **5311203 Lessors of Shopping Centers and Retail Stores**

Establishments primarily engaged in leasing (renting) retail stores or shopping center properties. Included are establishments that may lease (rent) and then act as lessors in subleasing to others.

### **5311209 Lessors of Other Nonresidential Buildings and Facilities**

Establishments primarily engaged in leasing (renting) nonresidential buildings not elsewhere classified. Included are establishments that may lease (rent) and then act as lessors in subleasing to others.

### **53113 Lessors of Miniwarehouses and Self-Storage Units**

This industry comprises establishments primarily engaged in renting or leasing space for self-storage. These establishments provide secure space (i.e., rooms, compartments, lockers, containers, or outdoor space) where clients can store and retrieve their goods.

### **531130 Lessors of Miniwarehouses and Self-Storage Units**

This industry comprises establishments primarily engaged in renting or leasing space for self-storage. These establishments provide secure space (i.e., rooms, compartments, lockers, containers, or outdoor space) where clients can store and retrieve their goods.

The data published with NAICS code 531130 include these parts of the following SIC industries:

- 4225 (pt) Lessors of miniwarehouses & self storage units

### **53119 Lessors of Other Real Estate Property**

This industry comprises establishments primarily engaged in acting as lessors of real estate (except buildings), such as manufactured home (i.e., mobile home) sites, vacant lots, and grazing land.

### **531190 Lessors of Other Real Estate Property**

This industry comprises establishments primarily engaged in acting as lessors of real estate (except buildings), such as manufactured home (i.e., mobile home) sites, vacant lots, and grazing land.

The data published with NAICS code 531190 include these parts of the following SIC industries:

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6515 Lessors of manufactured (mobile) home sites  
6517 Lessors of railroad property  
6519 Lessors of other real estate property

### **5311901 Lessors of Manufactured (Mobile) Home Sites**

Establishments primarily engaged in leasing (renting) manufactured (i.e., mobile) home sites for residential use. The establishments may also lease (rent) manufactured (mobile) homes on these sites. Included are establishments that may lease (rent) and then act as lessors in subleasing to others.

### **5311902 Lessors of Railroad Property**

Establishments primarily engaged in leasing (renting) real property owned by railroads, with or without improvements, including track rights of way. Included are establishments which may lease (rent) real property space and then act as lessors in subleasing to others.

### **5311909 Lessors of Other Real Property**

Establishments primarily engaged in leasing (renting) other real property, not elsewhere classified. This is primarily leasing (renting) of land. Some incidental buildings may be on the property. The establishments in this industry may lease (rent) space and then act as lessors in subleasing to others.

### **5312 Offices of Real Estate Agents and Brokers**

This NAICS industry group includes establishments classified in the following NAICS industry(ies): 53121, Offices of Real Estate Agents and Brokers.

### **53121 Offices of Real Estate Agents and Brokers**

This industry comprises establishments primarily engaged in acting as agents and/or brokers in one or more of the following: (1) selling real estate for others; (2) buying real estate for others; and (3) renting real estate for others.

### **531210 Offices of Real Estate Agents and Brokers**

This industry comprises establishments primarily engaged in acting as agents and/or brokers in one or more of the following: (1) selling real estate for others; (2) buying real estate for others; and (3) renting real estate for others.

The data published with NAICS code 531210 include these parts of the following SIC industries:

- 6531 (pt) Offices of residential real estate agents & brokers
- 6531 (pt) Offices of nonresidential real estate agents & brokers

### **5312101 Offices of Residential Real Estate Agents and Brokers**

Establishments primarily engaged in renting, buying, and selling residential real estate for others, on a fee or contract basis.

### **5312109 Offices of Nonresidential Real Estate Agents and Brokers**

Establishments primarily engaged in renting, buying, and selling nonresidential real estate for others, on a fee or contract basis.

### **5313 Activities Related to Real Estate**

This industry group comprises establishments primarily engaged in providing real estate services (except lessors of real estate and offices of real estate agents and brokers). Included in this industry group are establishments primarily engaged in activities, such as, managing real estate for others and appraising real estate.

### **53131 Real Estate Property Managers**

This industry comprises establishments primarily engaged in managing real property for others. Management includes ensuring that various activities associated with the overall operation of the property are performed, such as collecting rents, and overseeing other services (e.g., maintenance, security, trash removal.)

### **531311 Residential Property Managers**

This U.S. industry comprises establishments primarily engaged in managing residential real estate for others.

The data published with NAICS code 531311 include these parts of the following SIC industries:

- 6531 (pt) Residential property managers

### **531312 Nonresidential Property Managers**

This U.S. industry comprises establishments primarily engaged in managing nonresidential real estate for others.

The data published with NAICS code 531312 include these parts of the following SIC industries:

- 6531 (pt) Nonresidential property managers

### **53132 Offices of Real Estate Appraisers**

This industry comprises establishments primarily engaged in estimating the fair market value of real estate.

### **531320 Offices of Real Estate Appraisers**

This industry comprises establishments primarily engaged in estimating the fair market value of real estate.

The data published with NAICS code 531320 include these parts of the following SIC industries:

- 6531 (pt) Offices of real estate appraisers



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### **53139 Other Activities Related to Real Estate**

This industry comprises establishments primarily engaged in performing real estate related services (except lessors of real estate, offices of real estate agents and brokers, real estate property managers, and offices of real estate appraisers).

### **531390 Other Activities Related to Real Estate**

This industry comprises establishments primarily engaged in performing real estate related services (except lessors of real estate, offices of real estate agents and brokers, real estate property managers, and offices of real estate appraisers).

The data published with NAICS code 531390 include these parts of the following SIC industries:

6531 (pt) Other activities related to real estate

### **532 Rental and Leasing Services**

Industries in the Rental and Leasing Services subsector include establishments that provide a wide array of tangible goods, such as automobiles, computers, consumer goods, and industrial machinery and equipment, to customers in return for a periodic rental or lease payment.

The subsector includes two main types of establishments: (1) those that are engaged in renting consumer goods and equipment and (2) those that are engaged in leasing machinery and equipment of the kind often used for business operations. The first type typically operates from a retail-like or store-front facility and maintains inventories of goods that are rented for short periods of time. The latter type typically does not operate from retail-like locations or maintain inventories, and offers longer term leases. These establishments work directly with clients to enable them to acquire the use of equipment on a lease basis, or they work with equipment vendors or dealers to support the marketing of equipment to their customers under lease arrangements. Equipment lessors generally structure lease contracts to meet the specialized needs of their clients and use their remarketing expertise to find other users for previously leased equipment. Establishments that provide operating and capital (i.e., finance) leases are included in this subsector.

Establishments primarily engaged in leasing in combination with providing loans are classified in Sector 52, Finance and Insurance. Establishments primarily engaged in leasing real property are classified in Subsector 531, Real Estate. Those establishments primarily engaged in renting or leasing equipment with operators are classified in various subsectors of NAICS depending on the nature of the services provided (e.g., Transportation, Construction, Agriculture). These activities are excluded from this subsector since the client is paying for the expertise and knowledge of the equipment operator, in addition to the rental of the equipment. In many cases, such as the rental of heavy construction equipment, the operator is essential

to operate the equipment. Likewise, since the provision of crop harvesting services includes both the equipment and operator, it is included in the agriculture subsector. The rental or leasing of copyrighted works is classified in Sector 51, Information, and the rental or leasing of assets, such as patents, trademarks, and/or licensing agreements is classified in Subsector 533, Lessors of Nonfinancial Intangible Assets (except Copyrighted Works).

### **5321 Automotive Equipment Rental and Leasing**

This industry group comprises establishments primarily engaged in renting or leasing the following types of vehicles: passenger cars and trucks without drivers, and utility trailers. These establishments generally operate from a retail-like facility. Some establishments offer only short-term rental, others only longer term leases, and some provide both type of services.

### **53211 Passenger Car Rental and Leasing**

This industry comprises establishments primarily engaged in renting or leasing passenger cars without drivers.

### **532111 Passenger Car Rental**

This U.S. industry comprises establishments primarily engaged in renting passenger cars without drivers, generally for short periods of time.

The data published with NAICS code 532111 include these parts of the following SIC industries:

7514 Passenger car rental

### **532112 Passenger Car Leasing**

This U.S. industry comprises establishments primarily engaged in leasing passenger cars without drivers, generally for long periods of time.

The data published with NAICS code 532112 include these parts of the following SIC industries:

7515 Passenger car leasing

### **53212 Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing**

This industry comprises establishments primarily engaged in renting or leasing, without drivers, one or more of the following: trucks, truck tractors or buses: semitrailers, utility trailers, or RVs (recreational vehicles).

### **532120 Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing**

This industry comprises establishments primarily engaged in renting or leasing, without drivers, one or more of the following: trucks, truck tractors or buses: semitrailers, utility trailers, or RVs (recreational vehicles).

The data published with NAICS code 532120 include these parts of the following SIC industries:

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7513 Truck rental and leasing without drivers

7519 Utility trailer & RV (recreational vehicle) rental & leasing

### **5321201 Truck Rental, Without Drivers**

Establishments primarily engaged in renting (without drivers) one or more of the following: trucks, truck tractors, buses, or semi-trailers.

### **5321202 Truck Leasing**

Establishments primarily engaged in leasing (without drivers) one or more of the following: trucks, truck tractors, or buses. Service or maintenance may be provided.

### **5321209 Utility Trailer and Recreational Vehicle Rental and Leasing**

Establishments primarily engaged in renting or leasing utility trailers and recreational vehicles.

### **5322 Consumer Goods Rental**

This industry group comprises establishments primarily engaged in renting personal and household-type goods. Establishments classified in this industry group generally provide short-term rental although in some instances, the goods may be leased for longer periods of time. These establishments often operate from a retail-like or store-front facility.

### **53221 Consumer Electronics and Appliances Rental**

This industry comprises establishments primarily engaged in renting consumer electronics equipment and appliances, such as televisions, stereos, and refrigerators. Included in this industry are appliance rental centers.

### **532210 Consumer Electronics and Appliances Rental**

This industry comprises establishments primarily engaged in renting consumer electronics equipment and appliances, such as televisions, stereos, and refrigerators. Included in this industry are appliance rental centers.

The data published with NAICS code 532210 include these parts of the following SIC industries:

7359 (pt) Consumer electronics & appliances rental

### **53222 Formal Wear and Costume Rental**

This industry comprises establishments primarily engaged in renting clothing, such as formal wear, costumes (e.g., theatrical), or other clothing (except laundered uniforms and work apparel).

### **532220 Formal Wear and Costume Rental**

This industry comprises establishments primarily engaged in renting clothing, such as formal wear, costumes (e.g., theatrical), or other clothing (except laundered uniforms and work apparel).

The data published with NAICS code 532220 include these parts of the following SIC industries:

7299 (pt) Formal wear rental

7819 (pt) Wardrobe rental

### **5322201 Formal Wear Rental**

Establishments primarily engaged in renting clothing, such as formal wear or costumes (other than for motion picture production, TV, or theatrical production).

### **5322209 Wardrobe Rental**

Establishments primarily engaged in renting costumes for motion picture production, TV, or theatrical productions.

### **53223 Video Tape and Disc Rental**

This industry comprises establishments primarily engaged in renting prerecorded video tapes and discs for home electronic equipment.

### **532230 Video Tape and Disc Rental**

This industry comprises establishments primarily engaged in renting prerecorded video tapes and discs for home electronic equipment.

The data published with NAICS code 532230 include these parts of the following SIC industries:

7841 Video tape & disk rental

### **53229 Other Consumer Goods Rental**

This industry comprises establishments primarily engaged in renting consumer goods (except consumer electronics and appliances, formal wear and costumes, and prerecorded video tapes).

### **532291 Home Health Equipment Rental**

This U.S. industry comprises establishments primarily engaged in renting home-type health and invalid equipment, such as wheel chairs, hospital beds, oxygen tanks, walkers, and crutches.

The data published with NAICS code 532291 include these parts of the following SIC industries:

7352 (pt) Home health equipment rental

### **532292 Recreational Goods Rental**

This U.S. industry comprises establishments primarily engaged in renting recreational goods, such as bicycles, canoes, motorcycles, skis, sailboats, beach chairs, and beach umbrellas.

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The data published with NAICS code 532292 include these parts of the following SIC industries:

7999 (pt) Recreational goods rental

### **532299 All Other Consumer Goods Rental**

This U.S. industry comprises establishments primarily engaged in renting consumer goods and products (except consumer electronics and appliances; formal wear and costumes; prerecorded video tapes and discs for home electronic equipment; home health furniture and equipment; and recreational goods). Included in this industry are furniture rental centers and party rental supply centers.

The data published with NAICS code 53299 include these parts of the following SIC industries:

7359 (pt) Other consumer goods rental & leasing

### **5322991 Locker Rental, Except Cold Storage**

Establishments primarily engaged in renting lockers (except cold storage).

### **5322999 All Other Miscellaneous Consumer Goods Rental and Leasing**

Establishments primarily engaged in renting or leasing a single line of consumer goods or products (except electronics and appliances, formal wear and costumes, video tapes, and recreational goods). Residential furniture and party supply rental are included here.

### **5323 General Rental Centers**

This NAICS industry group includes establishments classified in the following NAICS industry(ies): 53231, General Rental Centers.

#### **53231 General Rental Centers**

This industry comprises establishments primarily engaged in renting a range of consumer, commercial, and industrial equipment. Establishments in this industry typically operate from conveniently located facilities where they maintain inventories of goods and equipment that they rent for short periods of time. The type of equipment that establishments in this industry provide often includes, but is not limited to: audio-visual equipment, contractors and builders tools and equipment, home repair tools, lawn and garden equipment, moving equipment and supplies, and party and banquet equipment and supplies.

#### **532310 General Rental Centers**

This industry comprises establishments primarily engaged in renting a range of consumer, commercial, and industrial equipment. Establishments in this industry typically operate from conveniently located facilities where they maintain inventories of goods and equipment that

they rent for short periods of time. The type of equipment that establishments in this industry provide often includes, but is not limited to: audio-visual equipment, contractors and builders tools and equipment, home repair tools, lawn and garden equipment, moving equipment and supplies, and party and banquet equipment and supplies.

The data published with NAICS code 532310 include these parts of the following SIC industries:

7359 (pt) General rental centers

### **5324 Commercial and Industrial Machinery and Equipment Rental and Leasing**

This industry group comprises establishments primarily engaged in renting or leasing commercial-type and industrial-type machinery and equipment. The types of establishments included in this industry group are generally involved in providing capital or investment-type equipment that clients use in their business operations. These establishments typically cater to a business clientele and do not generally operate a retail-like or store-front facility.

#### **53241 Construction, Transportation, Mining, and Forestry Machinery and Equipment Rental and Leasing**

This industry comprises establishments primarily engaged in renting or leasing one or more of the following without operators: heavy construction, off-highway transportation, mining, and forestry machinery and equipment. Establishments in this industry may rent or lease products, such as aircraft, railroad cars, steamships, tugboats, bulldozers, earthmoving equipment, well-drilling machinery and equipment, or cranes.

#### **532411 Commercial Air, Rail, and Water Transportation Equipment Rental and Leasing**

This U.S. industry comprises establishments primarily engaged in renting or leasing off-highway transportation equipment without operators, such as aircraft, railroad cars, steamships, or tugboats.

The data published with NAICS code 532411 include these parts of the following SIC industries:

4499 (pt) Commercial vessel rental & leasing

4741 (pt) Railroad car rental

7359 (pt) Aircraft rental & leasing

#### **5324111 Commercial Vessel Rental and Leasing Without Crew**

Establishments primarily engaged in renting or leasing commercial vessels or barges (without crew).

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### **5324112 Railroad Car Rental and Leasing**

Establishments primarily engaged in renting or leasing railroad cars.

### **5324119 Aircraft Rental and Leasing**

Establishments primarily engaged in renting or leasing air transportation equipment (without operators).

### **532412 Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing**

This U.S. industry comprises establishments primarily engaged in renting or leasing heavy equipment without operators that may be used for construction, mining, or forestry, such as bulldozers, earthmoving equipment, well-drilling machinery and equipment, or cranes.

The data published with NAICS code 532412 include these parts of the following SIC industries:

7353 (pt) Rental & leasing of heavy construction equip without operators

7359 (pt) Oil field & well drilling equipment rental & leasing

### **5324121 Rental and Leasing of Heavy Construction Equipment Without Operators**

Establishments primarily engaged in renting or leasing heavy construction and earthmoving machinery and equipment (without operators), such as cranes, bulldozers, scrapers, clamshells, and bucket loaders.

### **5324129 Oilfield and Well Drilling Equipment Rental and Leasing**

Establishments primarily engaged in renting or leasing oil field and well drilling equipment.

### **53242 Office Machinery and Equipment Rental and Leasing**

This industry comprises establishments primarily engaged in renting or leasing office machinery and equipment, such as computers, office furniture, duplicating machines (i.e., copiers), or facsimile machines.

### **532420 Office Machinery and Equipment Rental and Leasing**

This industry comprises establishments primarily engaged in renting or leasing office machinery and equipment, such as computers, office furniture, duplicating machines (i.e., copiers), or facsimile machines.

The data published with NAICS code 532420 include these parts of the following SIC industries:

7359 (pt) Office machinery rental & leasing

7377 Computer rental & leasing

### **5324201 Office Machine Rental and Leasing**

Establishments primarily engaged in renting or leasing office machinery and equipment.

### **5324209 Computer Rental and Leasing**

Establishments primarily engaged in renting or leasing computers and computer peripheral equipment.

### **53249 Other Commercial and Industrial Machinery and Equipment Rental and Leasing**

This industry comprises establishments primarily engaged in renting or leasing nonconsumer-type machinery and equipment (except heavy construction, transportation, mining, and forestry machinery and equipment without operators; and office machinery and equipment). Establishments in this industry rent or lease products, such as, manufacturing equipment; metalworking, telecommunications, motion picture, or theatrical machinery and equipment; institutional (i.e., public building) furniture, such as furniture for schools, theaters, or buildings; or agricultural equipment without operators.

### **532490 Other Commercial and Industrial Machinery and Equipment Rental and Leasing**

This industry comprises establishments primarily engaged in renting or leasing nonconsumer-type machinery and equipment (except heavy construction, transportation, mining, and forestry machinery and equipment without operators; and office machinery and equipment). Establishments in this industry rent or lease products, such as, manufacturing equipment; metalworking, telecommunications, motion picture, or theatrical machinery and equipment; institutional (i.e., public building) furniture, such as furniture for schools, theaters, or buildings; or agricultural equipment without operators.

The data published with NAICS code 532490 include these parts of the following SIC industries:

7352 (pt) Medical equipment rental & leasing (exc home health equipment)

7359 (pt) Industrial equipment rental & leasing

7819 (pt) Motion picture equipment rental

7922 (pt) Theatrical equipment rental

### **5324901 Medical Equipment Rental and Leasing, Except Home Health Equipment**

Establishments primarily engaged in renting or leasing medical equipment (except invalid supplies or home health equipment).

### **5324902 Industrial Equipment Rental and Leasing**

Establishments primarily engaged in renting or leasing industrial machinery and equipment.

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### **5324903 Motion Picture Equipment Rental**

Establishments primarily engaged in renting or leasing motion picture equipment. Included in this industry are establishments that rent studio property for motion picture production, TV, or theatrical productions.

### **5324909 Theatrical Equipment Rental**

Establishments primarily engaged in renting or leasing theatrical equipment, such as lighting, theatrical audio equipment and sets.

### **533 Lessors of Nonfinancial Intangible Assets (Except Copyrighted Works)**

Industries in the Lessors of Nonfinancial Intangible Assets (Except Copyrighted Works) subsector include establishments that are primarily engaged in assigning rights to assets, such as patents, trademarks, brand names, and/or franchise agreements for which a royalty payment or licensing fee is paid to the asset holder. Establishments in this subsector own the patents, trademarks, and/or franchise agreements that they allow others to use or reproduce for a fee and may or may not have created those assets.

Establishments that allow franchisees the use of the franchise name, contingent on the franchisee buying products or services from the franchisor, are classified elsewhere.

Excluded from this subsector are establishments primarily engaged in leasing real property and establishments primarily engaged in leasing tangible assets, such as automobiles, computers, consumer goods, and industrial machinery and equipment. These establishments are classified in Subsector 531, Real Estate and Subsector 532, Rental and Leasing Services, respectively.

### **5331 Lessors of Nonfinancial Intangible Assets (Except Copyrighted Works)**

This NAICS industry group includes establishments classified in the following NAICS industry(ies): 53311, Lessors of Nonfinancial Intangible Assets (Except Copyrighted Works).

#### **53311 Lessors of Nonfinancial Intangible Assets (Except Copyrighted Works)**

This industry comprises establishments primarily engaged in assigning rights to assets, such as patents, trademarks, brand names, and/or franchise agreements for which a royalty payment or licensing fee is paid to the asset holder.

#### **533110 Lessors of Nonfinancial Intangible Assets (Except Copyrighted Works)**

This industry comprises establishments primarily engaged in assigning rights to assets, such as patents, trademarks, brand names, and/or franchise agreements for which a royalty payment or licensing fee is paid to the asset holder.

The data published with NAICS code 533110 include these parts of the following SIC industries:

6792 (pt) Oil royalty companies

6794 Patent owners & lessors

#### **5331101 Oil Royalty Trading Companies**

Establishments primarily engaged in leasing the rights to a whole or partial interest in the proceeds from the sale of oil or gas, produced from a specific tract for investors.

#### **5331109 Patent Owners and Lessors**

Establishments primarily engaged in collecting royalties or licensing fees from patents, trademarks, and/or franchise agreements.

# Appendix C.

## Coverage and Methodology

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### MAIL/NONMAIL UNIVERSE

For this sector, large- and medium-size firms, plus all firms known to operate more than one establishment, were sent questionnaires to be completed and returned to the Census Bureau by mail. For most very small firms data from existing administrative records of other Federal agencies were used instead. These records provided basic information on location, kind of business, revenue, payroll, number of employees, and legal form of organization.

Firms in the 1997 Economic Census were divided into the mail universe and nonmail universe. The coverage of and the method of obtaining census information from each are described below:

1. The mail universe consisted of firms for which information was obtained by means of a mail canvass and included:
  - a. Large employers, i.e., all multiestablishment and all single-establishment employer firms with payroll above a specified cutoff. The term “employers” refers to firms with one or more paid employees at any time during 1997 as shown in the active administrative records of other Federal agencies.
  - b. A sample of small employers, i.e., single-establishment firms with payroll below a specified cutoff, in classifications for which specialized data precluded reliance solely on administrative records sources.
2. The nonmail universe consisted of firms that were not required to file a regular census return and included:
  - a. Selected small employers, i.e., single-establishment firms with payroll below a specified cutoff. Although the payroll cutoff varied by kind of business, small employers in the nonmail universe generally included firms with less than 10 employees and represented about 10 percent of total revenue of establishments covered in the census. Data on revenue, payroll, and employment for small employers in the nonmail universe were derived or estimated from administrative records of other Federal agencies.
  - b. All taxable nonemployers, i.e., all firms subject to Federal income tax with no paid employees during 1997. Revenue information for these firms was obtained from administrative records of other Federal agencies. Although consisting of many firms,

nonemployers accounted for less than 10 percent of total revenue of all establishments covered in the census. The census included only those nonemployer firms which reported a revenue volume of \$1,000 or more during 1997. Data for nonemployers are not included in this report, but are released as part of the “Core Business Statistics Report Series.”

### INDUSTRY CLASSIFICATION OF ESTABLISHMENTS

The classifications for all establishments in this sector were assigned in accordance with the 1997 North American Industry Classification System (NAICS) Manual, United States. NAICS is a common classification system developed by the United States, Canada, and Mexico. This system replaces the 1987 Standard Industrial Classification (SIC) that was used in previous censuses. Appendix A of the 1997 NAICS manual provides information on the comparability between the 1987 SIC and the 1997 NAICS. More information on NAICS is available in the NAICS manual and at [www.census.gov/naics](http://www.census.gov/naics).

The method of assigning classifications, and the level of detail at which establishments were classified, differed between the mail and nonmail universe as follows:

1. The mail universe.
  - a. Establishments in the mail universe that returned questionnaires were classified on the basis of their self-designation, sources of revenue, and other industry-specific inquiries.
  - b. Establishments in the mail universe that did not return questionnaires were classified on the basis of the most current census kind-of-business classification available from one of the Census Bureau’s current sample surveys, the 1992 census, or the administrative records of other Federal agencies.
2. The nonmail universe.
  - a. Employer establishments in the nonmail universe were classified on the basis of the most current census kind-of-business classification available from one of the Census Bureau’s current sample surveys, the 1992 census, or the administrative records of other Federal agencies. If the census or

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administrative record classifications proved inadequate (none corresponded to a 1997 census classification in the detail required for employers), the firm was sent a brief inquiry requesting information necessary to assign a 1997 census kind-of-business code.

- b. Nonemployers were classified on the basis of information obtained from administrative records of other Federal agencies.

### **RELIABILITY OF DATA**

All data compiled for this sector are subject to nonsampling errors. Nonsampling errors can be attributed to many sources: inability to identify all cases in the actual universe; definition and classification difficulties; differences in the interpretation of questions; errors in recording or coding the data obtained; and other errors of collection, response, coverage, processing, and estimation for missing or misreported data.

Data presented in the Miscellaneous Subjects and the Sources of Revenue reports for this sector are subject to sampling errors as well as nonsampling errors. Specifically, these data are estimated based on information obtained from census questionnaires mailed to all large employers and to a sample of small employers in the universe. Sampling errors affect these estimates insofar as they may differ from results that would be obtained from a complete enumeration.

The accuracy of these tabulated data is determined by the joint effects of the various nonsampling errors or by the joint effects of sampling and nonsampling errors. No direct measurement of these effects has been obtained except for estimation for missing or misreported data; however, precautionary steps were taken in all phases of the collection, processing, and tabulation of the data in an effort to minimize the effects of nonsampling errors.

The Census Bureau obtains limited information extracted from administrative records of other Federal agencies. This information is used in conjunction with other information available to the Census Bureau to

develop estimates for nonemployers, small employers, and other establishments for which responses were not received in time for publication.

### **TREATMENT OF NONRESPONSE**

Census report forms included two different types of inquiries, "basic" and "industry-specific". Data for the basic inquiries, which include location, kind of business or operation, revenue, payroll, number of employees, and legal form of organization, were available from a combination of sources for all establishments. Data for industry-specific inquiries, tailored to the particular kinds of business or operation covered by the report, were available only from the establishments in the mail universe that completed the appropriate inquiries on the questionnaire.

Two methods were used to account for nonresponse to industry-specific inquiries. For some inquiries, missing data were imputed for individual records based on responses from similar establishments. For other inquiries, the total of reported data were expanded to represent the mail and nonmail universe. Data for industry-specific inquiries based on a December 31 reference date were expanded in direct relationship to total annualized revenue of only those establishments in business at the end of the year. Unless otherwise noted in specific reports, data for other industry-specific inquiries were expanded in direct relationship to total revenue of all establishments included in the category. In a few cases, expansion on the basis of the revenue item was not appropriate, and another basic data item was used as the basis for expansion.

All reports in which data were expanded to account for nonmail employers and nonrespondents include a coverage indicator for each publication category, which shows the revenue of establishments responding to the inquiry as a percent of total revenue for all establishments for which data are shown. Coverage is usually determined by the ratio of total revenue of establishments responding to the inquiry to total revenue of all establishments in the category.

## Appendix D. Geographic Notes

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Not applicable for this report.



# Appendix E. Metropolitan Areas

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Not applicable for this report.

