

NEW YORK STATE HISTORIC PROPERTIES TAX CREDITS COMMERCIAL and HOMEOWNER PROGRAMS

THE NEW YORK STATE HISTORIC PRESERVATION OFFICE (SHPO) PROVIDES TECHNICAL ASSISTANCE TO PROPERTY OWNERS WORKING TO REHABILITATE HISTORIC BUILDINGS.

The New York State Commercial Rehabilitation Tax Credit Program

*(Homeowner Program & General
Information on Reverse)*

The commercial tax credit is used in conjunction with the Federal Historic Preservation Tax Incentive Program. Property owners can take advantage of credits on both state and federal income taxes, each providing 20% tax credits for Qualified Rehabilitation Expenditures (QRE). Together, the federal and state programs can offset up to 40% of QREs, with the state tax credit capped at \$5 million.

Any person, firm, partnership, limited liability corporation or other business entity that owns a historic commercial building can participate in the program.

Any commercial, office, industrial or rental residential building qualifies if it:

- Is listed on the State or National Register of Historic Places either individually or as a *contributing* building in a historic district or eligible for inclusion on the registers; OR
- Has an approved Federal Tax Credit Part I certification.

For the **state tax credit only**, the commercial property must also be located in a federal census tract that is identified as a Qualified Census Tract, having a median family income at or below the State Family Median Income level.

Project Review Process

The work performed must meet federal preservation standards as established by

the Secretary of the Interior's Standards for Rehabilitation and be approved by the National Park Service (NPS). SHPO staff review projects and work with property owners to determine the best approaches to rehabilitation objectives. In general, projects should strive to retain and repair original, historic materials. In some communities, projects are also reviewed by the local historic preservation commission, and it is best to coordinate the local and state reviews early in the project planning stages. More information on the Standards can be found on the NPS website at: www.nps.gov/history/hps/tps/standards_guidelines.htm.

Once the proposed work is approved under the federal tax credit program (known as the Part 2 approval), the project will receive a certification letter authorizing use of the State Tax Credit.

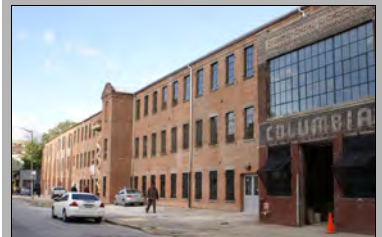
Qualifying rehabilitation work

Most interior and exterior work is eligible for the tax credit. This program essentially covers the entire building, inside and out, from top to bottom. Project components such as site work, new additions or other work outside the historic building generally **do not** qualify.

Program benefits

The most direct benefit is the owner's 20% tax credits for both State and Federal income taxes. This program has also long been recognized as a catalyst for economic revitalization; it encourages investment, provides jobs, and keeps buildings on the tax rolls. Also, the preservation tax credit can be used in conjunction with state and federal rehabilitation grants for housing or façade work.

Continued



Rehabilitation of 221 McKibben Street in Brooklyn created affordable industrial spaces for small firms and preserved both the physical industrial heritage of the community and local opportunities for industrial jobs.



A fire-damaged, one-family house was rehabilitated for two rental units. As an income-producing property, it qualified for the commercial tax credit program.



DIVISION FOR HISTORIC PRESERVATION

NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION

WWW.NYSPARKS.COM/SHPO ♦ **518.237.8643**



Buffalo

The New York State Historic Homeowner Tax Credit Program

The Homeowner tax credit provides 20% of qualified expenditures up to \$5 million.

Program Requirements

A “Qualified Historic Home” *must* be:

- An owner-occupied residential structure (includes condominiums and cooperatives).
- Listed on the State or National Register of Historic Places (NR) either individually **or** as a contributing building in a historic district. The SHPO website can help determine NR listing and census tract eligibility. See the “NYS Homeowner tax credit FAQ” link on our website listed below.
- Located in a Federal Census Tract that is at or below the State Family Median Income level.

Qualifying applicants *must* be:

- A New York State taxpayer.
- The owner of a “qualified historic home,” as previously defined. Certain restrictions apply.

The project *must*:

- Have qualifying rehabilitation costs that exceed \$5,000.
- Spend at least 5% of the total on exterior work.
- Receive preliminary approval from SHPO staff.

Project Review Process

SHPO staff review proposed work and help property owners determine the best approaches to rehabilitation objectives. In general, projects should strive to retain and repair original, historic materials. Proposed work is reviewed according to the Secretary of the Interior’s Standards for Rehabilitation. Information on the Standards can be found on the National Park Service website at: www.nps.gov/history/hps/tps/standards_guidelines.htm.

Typical Qualifying Work

The tax credits apply to repairs to:

- walls, masonry, finishes (interior and exterior), floors, ceilings, windows and doors, chimneys, stairs (interior and exterior) roofs;

- components of central air conditioning or heating systems, plumbing and plumbing fixtures, electrical wiring and lighting fixtures;
- elevators, sprinkler systems, fire escapes and other mechanicals.

Projects such as landscaping, fencing, additions or other work outside the historic building generally **do not** qualify.

Tax refunds and the tax credit

If the allowable credit exceeds an owner’s income tax for the year and the adjusted gross income is under \$60,000, the excess will be treated as an overpayment of tax to be credited or refunded.

General Information for Commercial and Homeowner Programs

Beginning March 23, 2011 an application processing fee is in effect. To determine whether a property qualifies, get an application, and find out about important changes to the program made by the NYS Legislature in August 2010, contact staff or visit www.nysparks.com/shpo/tax-credit-programs/.



Brooklyn

Programs are currently scheduled to end on December 31, 2014.

For more information:

National Register of Historic Places:

www.nysparks.com/shpo/register/

Publications on technical preservation and repair topics:

www.nps.gov/history/hps/tps/topics/index.htm

Federal Tax credit programs:

www.nps.gov/history/hps/tps/tax/index.htm

Tax Credit Programs

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