

INFORMATION ON TAX INCENTIVES
FOR
REHABILITATION OF HISTORIC BUILDINGS

To qualify for the federal 20% Investment Tax Credit for rehabilitation of historic buildings:

1. A property must be a contributing structure within a National Register Historic District, or it must be individually listed on the National Register of Historic Places;
2. It must be income-producing (rental residential qualifies);
3. The equivalent of the adjusted basis of the property must be invested in the rehabilitation **OR** if the basis is less than \$5,000, a minimum of \$5,000 must be invested;
4. The rehabilitation work must be certified as meeting the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.

Recommended:

- △ It is strongly recommended that property owners who are interested in the tax credit discuss it first with a qualified accountant, as the potential benefits will vary with individuals.
- △ Investigate the feasibility of a tax act project before starting rehabilitation work. Photographs of conditions prior to rehabilitation are required as part of the application process.

Obtaining Application Forms:

Mr. Louis Jackson
Tennessee Historical Commission
2941 Lebanon Road
Nashville, TN 37243
(615) 532-1550