

Historic Rehabilitation Tax Credit Other States¹

Caps -- Chart 1 shows other states' annual and per project caps on the amount of the tax credit. Sixteen states cap the total amount of credits that may be awarded annually, including Rhode Island and Maryland (commercial only), which cap through annual appropriations. Chart 2 shows the amount of the annual cap in descending order. Annual caps range from \$1.5 million in Vermont to \$140 million in Missouri.

Nineteen states have some type of per project cap either on commercial projects or owner-occupied projects, or both. North Carolina has a per project cap of \$5 million for commercial property (which is refundable) and \$22,500 for owner-occupied property. Fourteen states have annual as well as per project caps. Delaware, for example, has an overall annual cap of \$5 million, a per project cap of \$20,000 for owner-occupied property, and no per project cap for commercial property.

Credit amounts -- Chart 3 shows the amount of the credits among the states. The amount of the basic credit (i.e. the lowest rate if a state has multiple rates) ranges from 5% of eligible expenses in Wisconsin for commercial projects to 50% in New Mexico, with most being 20% or 25%.

Seventeen states have multiple credit amounts. Seven states provide a higher credit for owner-occupied property than for commercial property (e.g. Delaware has a 20% credit for commercial property and 30% for owner-occupied). Louisiana's credit of 25% increases to 50% for owner-occupied blighted property. Four states, Connecticut, Delaware, Maine, and Massachusetts, provide a higher credit if the project involves affordable housing.

North Carolina has tiered credit amounts for commercial property based on the amount of the qualified expenses as follows: 15% of qualified expenses up to \$10 million, 10% from \$10 million to \$20 million, and no credit above \$20 million. North Carolina's initial 15% credit increases to 20% for projects in economically distressed counties and for manufacturing or agricultural-related projects when the structure is at least 65% vacant for at least two years preceding eligibility certification.

Transferability -- Chart 3 shows whether states permit the credits to be transferred and whether it is a direct transfer or an indirect transfer through disproportionate ownership in a pass-through entity. Seventeen states permit the taxpayer to transfer the credit directly and indirectly. Six states, including Virginia, permit transfer only indirectly. One state, Pennsylvania, permits transfer only through direct transfer. Georgia permits transfer through disproportionate ownership, and permits direct transfer only if the property is sold and no credit has been taken.

Targeted projects (Priority) -- As shown above, several states target certain types of projects either by providing a higher credit amount, or providing higher overall or per project caps for certain types of property. Other states target projects in other ways. Chart 3 sets out how states provide this priority. For example, Arkansas prioritizes projects in the following order: (i) creation of new business, (ii) expansion of new

¹ The source of the information in this document is from a chart from the National Trust for Historic Preservation by Harry Schwartz which is set out in the Appendix.

business, (iii) tourism, (iv) business revitalization, and (v) neighborhood revitalization. Ohio provides tax credits only to projects where a cost/benefit analysis shows that they will result in a net revenue gain in state and local taxes. New York provides tax credits only in areas with below average income levels or with chronic economic distress. Maryland's commercial credits are competitively awarded, and no more than 60% of such credits may go to projects in a single jurisdiction.

Chart 1 -- Caps

State	Cap Annual	Cap Per Project
Arkansas	\$4 mil	\$125,000 commercial; \$25,000 non-commercial
Colorado	\$10 mil commercial;	\$1 mil commercial; \$50,000 owner-occupied
Connecticut	\$16.6 million commercial non-residential (\$50 mil over 3 years) \$15 mil convert commercial to residential \$3 mil owner occupied	\$5 million commercial - non-residential; \$2.7 mil convert commercial to residential \$30,000 owner-occupied
Delaware	\$5 mil	\$20,000 owner occupied
Georgia	\$25 mil (projects less than \$300,000 not subject to cap)	\$5 mil (increases to \$10 mil for projects meeting job or payroll levels)
Illinois (not statewide)	None	None
Iowa	\$45 mil	None
Kansas	None	None

State	Cap Annual	Cap Per Project
Kentucky	\$5 mil	\$60,000 owner-occupied
Louisiana	\$7.2 mil. owner-occupied	\$18,500 owner-occupied \$5 mil. for property in downtown development districts
Maine	None	\$5 mil
Maryland	\$10 mil commercial current appropriation	\$3 mil commercial \$50,000 owner-occupied
Massachusetts	\$50 mil	None
Minnesota	None	None
Mississippi	\$60 mil	None
Missouri	\$140 million (does not apply to projects with total expenditures less than \$1.1 mil)	\$250,000 owner-occupied
Montana	None	None
Nebraska	\$15 mil	\$1 mil
New Mexico	None	\$50,000 in Cultural District; \$25,000 outside
New York	None	\$5 mil commercial \$50,000 owner-occupied-
North Carolina	None	Residential \$22,500

State	Cap Annual	Cap Per Project
North Dakota	None	\$250,000
Ohio	\$60 mil	\$5 mil
Oklahoma	None	None
Pennsylvania	\$3 mil	\$500,000
Rhode Island	\$34.5 mil current annual appropriation	\$5 mil
South Carolina	None	None
Texas	None	None
Utah	None	None
Vermont	\$1.5 mil	\$25,000
Virginia	None	None
West Virginia	None	None
Wisconsin	None	\$10,000 residential

Source: National Trust for Historic Preservation by Harry Schwartz.

Chart 2: Annual Aggregate Caps (in descending order of amount):

1.	Missouri	\$140M (no cap on small projects)
2.	Ohio	\$60M
3.	Connecticut	\$46.5M (\$50M/3 years commercial; \$15 mil commercial residential; \$15M owner-occupied)
4.	Massachusetts	\$50M
5.	Iowa	\$45M
6.	Rhode Island	\$34.5M current appropriation
7.	Georgia	\$25M (no cap on small projects)
8.	Nebraska	\$15M
9.	Mississippi	\$12M
10.	Maryland	\$10M commercial only, current appropriation
11.	Colorado	\$10M
12.	Delaware	\$5M
13.	Kentucky	\$5M
14.	Arkansas	\$4M
15.	Pennsylvania	\$3M
16.	Vermont	\$1.5M

Source: National Trust for Historic Preservation by Harry Schwartz.

Chart 3 -- Amount, priority, and transferability

State	Amount of Credit	Priority	Transfer Direct/Indirect
Arkansas	25%	Creation of new business, expansion of existing business, tourism, business revitalization, and neighborhood revitalization, in that order.	Yes/Yes
Colorado	25% for first \$2 million and 20% on remainder (30% in designated disaster area) commercial; 20% owner-occupied	One-half dedicated to projects less than \$2 mil in qualified expenses	
Connecticut	25%/30% affordable housing commercial 30% owner-occupied	Owner-occupied restricted to property in distressed areas	Yes/Yes
Delaware	20% 30% affordable housing commercial 30%/40% affordable housing owner-occupied	\$1.5 mil set aside for small projects; and \$1.5 mil for Downtown Dev'p Districts	Yes/Yes
Georgia	25%; 30% if property in HUD target area	N/A	Yes/Yes

State	Amount of Credit	Priority	Transfer Direct/Indirect
Illinois (not statewide)	25%	Restricted to commercial projects in River Edge Redevelopment Zones	No/Yes
Iowa	25% (refundable)	N/A	Yes/Yes
Kansas	25%; 30% for nonprofits	N/A	Yes/Yes
Kentucky	30% owner-occupied (refundable); 20% all others (refundable)	N/A	Yes/Yes
Louisiana	25%; 36% for owner-occupied blighted property	Commercial is restricted to downtown development districts.	
Maine	25% (refundable); 30%-35% for affordable housing (refundable)	N/A	No/Yes
Maryland	20% (refundable); 25% for energy-efficient commercial (refundable)	Commercial is competitively awarded; no more than 60% of annual commercial credits in single jurisdiction	Yes/Yes (commercial only)

State	Amount of Credit	Priority	Transfer Direct/Indirect
Massachusetts	20%; 25% for affordable housing	Restricted to commercial	Yes/Yes
Minnesota	Equal to federal credit; 90% of federal credit for a grant	Restricted to commercial	Yes/Yes
Mississippi	25% (75% refundable if credit exceeds \$250,000)	N/A	No/Yes
Missouri	25%	N/A	Yes/Yes
Montana	5%	Restricted to commercial	
Nebraska	20%	Restricted to commercial	
New Mexico	50%	Restricted to property in State Register of Cultural properties, and protection of archeological sites	
New York	20%; 25% for historic income-producing barns in service before 1936 Commercial credit is refundable	Restricted to areas with below average income levels or chronic economic distress; Owner-occupied -- at least 5% of total project must be spent on the	

State	Amount of Credit	Priority	Transfer Direct/Indirect
North Carolina	Commercial -- 15% of the first \$10 million of expenses, 10% from \$10 million to \$20 million, and no credit for expenses over \$20 million; (increases to 20% for projects in economically distressed counties and for manufacturing or agricultural related projects when structure 65% vacant for at least two years) Owner-occupied -- 15%	exterior N/A	No/Yes as long as an owner's adjusted basis in the pass-through entity is at least 40% of the credit allocated to that owner
North Dakota	25%	Restricted to property in a renaissance zone	
Ohio	25%	Restricted to projects where cost/benefit analysis shows will result in net revenue gain in state and local taxes	No/Yes
Oklahoma	20%	Restricted to commercial	Yes/Yes

State	Amount of Credit	Priority	Transfer Direct/Indirect
Pennsylvania	25%	Restricted to commercial	Yes/No
Rhode Island	20%; 25% if 25% of first floor is trade or business	Restricted to commercial	Yes/Yes
South Carolina	10% commercial; 25% all others	Credits for one structure every 10 years (owner-occupied)	Yes/Yes
Texas	25%	N/A	Yes/Yes
Utah	20%	N/A	
Vermont	10%; 25% for facade rehab; 50% for certain code rehab.	Restricted to commercial in designated downtowns	Credits may be transferred to a bank for cash or interest rate reduction
Virginia	25%	N/A	No/Yes
West Virginia	10% commercial; 20% owner-occupied	N/A	Yes/Yes
Wisconsin	20% commercial; 25% owner-occupied	N/A	Yes/Yes

Source: National Trust for Historic Preservation by Harry Schwartz.

Appendix

State Comparisons

National Trust for Historic Preservation by Harry Schwartz

Arkansas	<p>25% credit for certified rehabilitation of eligible income and non-income producing properties. Annual program cap of \$4 million in credits; per-project caps of \$125,000 in credits for income-producing properties and \$25,000 in credits for non-income producing properties. Min. expenditures: \$25,000. Carry forward: 5 years. Freely transferable by either direct sale or disproportionate allocation among partners of a syndication partnership. Applications will be ranked in accordance with the following criteria: Creation of new business, expansion of existing business, tourism, business revitalization, and neighborhood revitalization, in that order. Sunset date: 2021.</p>	Arkansas Historic Preservation Program 501-324-9880
Colorado	<p>25% credit against individual and corporate taxes for first \$2 million in Qualified Rehabilitation Expenses (QREs) and 20% on the remaining QREs for commercial properties. Credit goes to 30% in designated disaster area. Aggregate cap for FY2015 is \$5 million, and \$10 million thereafter. Per-project cap of \$1 million in credits annually. 50% of credits to be awarded to projects with QREs less than \$2 million; 50% of credits to go to projects with QREs of \$2 million and above. Projects awarded on first-come, first-serve basis. Freely transferable by either direct sale or disproportionate allocation among partners of a syndication partnership. Nonprofits can use the credits. Program starts July 1, 2015 and sunsets 2019.</p> <p>20% credit for homeowner properties. No aggregate statewide dollar cap, but per project cap of \$50,000 per year. Minimum investment: \$5,000. Carry forward: 10 years. DOI standards apply. Work must be completed within 2 years of inception date of project.</p>	Colorado Historical Society 303-866-3395
Connecticut	<p>25% credit for converting historic commercial, industrial, former government property, cultural building, institutional, or mixed residential and non-residential property to mixed residential and non-residential uses or non-residential use (including commercial, institutional, governmental or manufacturing use). Credit is increased to 30% if (a) at least 20% of units created are affordable rental units, or (b) at least 10% of units created are affordable homeownership units. Caps: \$50 million over 3 years and \$5 million per project. Carry forward: 5 years. Property must be listed individually on the national register or located in a district listed on the national or state register and certified as contributing. Freely transferable either by direct sale or disproportionate allocation. (Section 10-416-b C.G.S.)</p> <p>25% credit for converting commercial or industrial property for residential use only. Caps: \$2.7 million per project and \$15 million annual aggregate. Carry forward: 5 years. Freely transferable either by direct sale or disproportionate allocation among partners of a syndication partnership. Property must be listed individually on the national or state register or located in a district listed on the national or state register and certified as contributing. Minimum expenditure: 25% of assessed building value. Credit can offset income tax liability as well as taxes owed by insurance companies and utilities. Section 10-416a.</p> <p>30% credit for eligible rehab of owner-occupied residence, including apartments up to 4 units. Eligible properties: National</p>	Connecticut Historical Commission 860-566-3005

	and/or State Register of Historic Places, must be located in distressed areas. Cap: \$30,000 per dwelling, \$3 million annual aggregate. Recapture period: 5 years. Carry forward: 4 years. Minimum expenditure: \$25,000. Credit can be used only to offset corporate taxes. Corporations may qualify either by purchasing tax credits or loan principal reduction. Effective July 2015, the minimum expenditure will be \$15,000, projects will not be limited geographically while the cap will be \$50,000 per dwelling for nonprofits. (Sec. 10-416 C.G.S.)	
Delaware	20% credit for income-producing properties and a 30% credit for homeowners and nonprofits. A 10% bonus credit applies for depreciable projects that qualify for low-income housing tax credits and homeowners who meet low-income qualifications. Carry forward: 10 years. Non-refundable. Homeowner credit cannot exceed \$20,000 per application but may re-apply. Credits are freely transferable either by direct transfer or disproportionate allocation. Credits claimed in progress-based installments with phased projects. The maximum amount of credits in any fiscal year is \$5 million of which \$1.5 million is initially set aside for projects receiving under \$300,000 in tax credits and \$1.5 million is initially set aside for projects located in Downtown Development Districts. Set asides are released in April of each fiscal year. Also an annual set aside of \$100,000 for qualified resident curators. Sunset: 2020.	Delaware State Historic Preservation Office 302-736-7400
Georgia	25% credit for certified historic properties, both owner-occupied residences and income-producing property. Additional 5% credit for residence located in a HUD target area. Per-project cap: \$100,000 for owner-occupied residences. Per-project cap of \$5 million for commercial properties, but per-project cap rises to \$10 million if commercial project meets job creation or annual payroll tests. Homeowner projects and commercial projects under \$300,000 in credits are exempt from annual aggregate cap of \$25 million which applies only to commercial projects in excess of \$300,000 in credits. Ten –year carry forward. Credits may be directly sold to a purchaser or transferred through a pass-through entity provided the person or entity that claims the credit is subject to Georgia tax. A credit earned or purchased by a pass-through entity may be allocated and claimed by the members in accordance with a written agreement of the members without regard to their ownership interests in the entity (disproportionate allocation). Three-year ratable recapture applies in the sale of a historic home unless seller is a nonprofit or on death of owner. Statute reverts to prior law unless extended by 1/1/22.	Georgia Historic Preservation Division 404-656-2840
Illinois **	<i>25% credit for eligible expenditures on rehabilitation of properties eligible for the federal Historic Rehabilitation Tax Credit located in designated River Edge Redevelopment Zones** approved by the state in portions of Aurora, East St. Louis, Elgin, Peoria and Rockford. Minimum investment: greater of \$5,000 or 50% of the purchase price. DOI standards apply. Credits are transferrable by disproportionate allocation. No per project cap and no aggregate annual cap on dollar value of credits issuable. Program expires Dec. 31, 2016.</i>	<i>Illinois Historic Preservation Agency 217-557-0513</i>
Iowa	25% credit of qualified rehabilitation costs for eligible commercial properties, owner-occupied residential properties and barns. Annual cap: \$45 million. No individual project cap. Applicate may choose to receive fully refundable or nonrefundable credit. Nonrefundable credits can be carried forward for 5 years. Minimum expenditure for commercial property: 50% of the assessed value of the commercial property, excluding the land or \$50,000 whichever is less. Minimum expenditure for non-commercial properties: the lesser of \$25,000 or 25% of the assessed value, excluding the	Iowa Economic Development Authority 515-725-3128

	land. The project must be placed in service within <u>36</u> months of the project commencement date. Credits in excess of \$1,000 are fully transferable. All credits reserved for a fiscal year on and after July 1, 2012 may be transferred by disproportionate allocation.	
Kansas	25% income tax credit for commercial and owner-occupied residential properties. 30% income tax credit for nonprofits. Annual cap of \$3.75 million in credits claimed for FY2010. No per-project cap. Carry forward: 10 years. \$5,000 minimum on qualified expenditures necessary. Credit freely transferable either by direct transfer or disproportionate allocation.	Kansas State Historical Society 785-272-8681
Kentucky	30% income tax credit for owner-occupied residential properties. A minimum investment of \$20,000 is required, with the total credit per project not to exceed \$60,000. 20% income tax credit for all other properties including properties owned by entities exempt from tax under section 501(c)(3) of the Internal Revenue Code and state and local governmental subdivisions and agencies. Minimum investment of \$20,000 or adjusted basis, whichever is greater, subject to \$400,000 per project cap. Both credits are fully refundable or transferable. But pass through entities which are taxed, get the credit at the entity level; pass through entities which are not taxed can use disproportionate allocation. \$5 million annual program cap applies to the aggregate of homeowner and commercial/nonprofit credits. All credits are subject to proportional reduction if the value of credits claimed exceeds the annual aggregate cap.	Kentucky Heritage Council 502-564-7005 www.heritage.ky.gov/incentives/ http://www.lrc.ky.gov/KRS/171-00/396.PDF http://www.lrc.ky.gov/KRS/171-00/397.PDF http://www.lrc.ky.gov/kar/300/006/010.htm
Louisiana	25% credit for income-producing properties in "downtown development or cultural districts"; qualified expenditures incurred after January 1, 2017 earn a 20% credit. \$5 million per annum cap per taxpayer for structures within a downtown development or cultural district. No statewide cap for commercial credits. Minimum investment: \$10,000. Directly transferable. 5 year carry-forward for commercial credits. Sunset date: Jan. 1, 2022. 18.5% rate for owner-occupied residences; 36% credit for blighted homes over fifty years old. \$7.2 million statewide cap and \$18,500 per eligible home. Minimum investment: \$10,000. Homeowner credit must be taken in five equal annual installments and is fully refundable. Sunset date: Jan. 1, 2018.	Louisiana Department of Culture, Recreation & Tourism 225-342-8160 RS 47:6019; Regulations RS 47:297.6
Maine	25% credit for qualifying rehab expenses of certified historic structure. 30% credit where at least 33% of the aggregate square feet of the completed project creates new affordable housing. Affordable housing credit may be increased each tax year by 1% till reached maximum of 35% in 2013. Minimum expenditures: Same as federal tax credit. If federal credit is not claimed, min. expenditure is \$50,000 and maximum is \$250,000. Cap: \$5 million per project cap; no annual statewide cap. Credits are fully refundable and freely transferable by disproportionate allocation. Credit must be taken in 4 equal installments with first year being year property is placed into service. Sunset date: Dec. 31, 2023.	Maine Historic Preservation Commission 207-287-2132
Maryland	20% credit for commercial buildings and owner-occupied residences; additional 5% credit for high performance commercial buildings that achieve LEED gold rating or comparable rating from another rating system; 10% credit for non-historic, "qualified rehabilitated structures," commercial properties located in Main Street Maryland community and a designated "sustainable" community. Sets aside of \$4 million for small commercial projects	Maryland Historical Trust 410-514-7628

	with \$500,000 or less in QREs and more than 75% residential rental. Annual appropriation required for commercial side of program; unused amounts may be carried over to following year. Per-project cap: commercial - \$3 million; small commercial and owner-occupied - \$50,000. Competitive award process for commercial properties only; owner-occupied need not compete. No more than 60% of funds available for commercial projects in any year may go to any single jurisdiction. Minimum investment: the greater of 100% of the adjusted basis or \$25,000 for commercial properties; \$5,000 for small commercial and owner occupied properties. Commercial credit is transferable. Residential credit is fully refundable. Program sunsets in 2017	
Massachusetts	20% credit for eligible income-producing properties. 25% credit for projects with affordable housing. \$50 million annual statewide cap. Carry forward: 5 years. DOI standards apply. Permits direct transfer of credit or transfer by disproportionate allocation. Min. investment: 25% of adjusted basis. Funded through 2017.	Massachusetts Historical Commission 617-727-8470
Minnesota	Credit equal to 100% of the federal credit allowed for the rehabilitation of a certified historic commercial property against taxes or grant equal to 90% of federal credit allowed. No annual program cap and no per-project cap. Credit freely transferable either by direct transfer or disproportionate allocation. Grants may be issued to another individual or entity. Credit is fully refundable. Credit may be used by insurance companies as well as other corporations and individuals. Application must be made for the credit before the rehabilitation begins. Sunsets in FY 2021.	State Historic Preservation Office, Minnesota Historical Society 651-259-3000
Mississippi Miss. Code Ann. § 27- 7- 22.31 (201 4)	25% credit for commercial property and for owner-occupied residences. Program is capped at \$60 million. No project cap. Minimum investment of 50% of the total basis for commercial properties; \$5,000 for owner-occupied residences. Carry forward: 10 years. If credit exceeds \$250,000, 75% can be refunded in lieu of 10 year carry-forward. Refunds must be taken in two equal installments starting the year the rehabilitated property is placed in service. Transfer permitted by disproportionate allocation but can not be used in conjunction with refund provision. Members of a pass through entity, not taxed at the entity level, can use disproportionate allocation. Members of a pass through entity, taxed as a partnership, can elect to claim a refund at the entity level. Sunset date: 2021.	Division of Historic Preservation, Mississippi Department of Archives and History 601-576-6940
Missouri	25% credit for commercial and owner-occupied residential properties listed in National Register or listed as contributing to a federally certified historic district. Rehab work must meet DOI standards. Qualified expenditures must exceed 50% of total basis of the property. Carry back: 3 years. Carry forward: 10 years. Transfer permitted by direct transfer or disproportionate allocation. Per-project cap for owner-occupied single-family residences: \$250,000 in credits. Beginning July 1, 2010, the Dept. of Economic Development can not approve more applications than would in the aggregate result in more than \$140 million in credits. Any project receiving preliminary approval after Jan. 1, 2010, whose eligible costs would be more than \$1.1 million, is subject to the cap. Projects with eligible costs less than \$1,100,000 are not subject to cap. Projects subject to the cap are prioritized on first-come first serve basis; where applications received on same day, lottery will be held. Unfunded projects carry over into next funding round. Requires rehab to start within 2 years of authorization. Credits must be issued within 12 months of rehab completion.	Missouri Historic Preservation Program 573-751-7858

Montana	Income-producing certified historic properties automatically receive 5% state tax credit if the property qualifies for the 20% federal credit. Carry forward: 7 years.	Montana State Historic Office 406-444-7715
Nebraska	20% credit against income, deposit or premium tax for rehabilitation of historically significant real property except for a single-family residence. Annual cap: \$15 million. Per-project cap: \$1 million in credits. Minimum expenditure: \$25,000 or 25% of assessed value. DOI Standards apply. Starts: Jan. 1, 2015. Sunsets: Dec. 31, 2018.	Nebraska State Historical Society 402-471-3270
New Mexico	50% of rehab costs for all properties listed in the State Register of Cultural Properties. Also applies to stabilization and protection of archeological sites listed in the State Register of Cultural Properties. No annual statewide cap. Per-project cap: \$25,000 outside an Arts and Cultural District; \$50,000 located within an Arts and Cultural District. DOI standards apply. Carry forward: 4 years. Pre-approval required.	New Mexico Historic Preservation Division 505-827-6320
New York	20% credit for certified commercial properties subject to geographical targeting. Per project cap: \$5 million in credits. Must be used in conjunction with federal credit. Credit must be taken in the year building is placed into service. Carry forward: unlimited. Commercial credits fully refundable starting 2015. 20% credit for certified, owner-occupied properties. Subject to the same census tract restrictions as commercial program. Residential per project cap: \$50,000 in credits. If taxpayer's adjusted gross income is under \$60,000, homeowner credit is refundable; over \$60,000, unlimited carry forward. Minimum expenditure: \$5,000 and 5% must be spent on exterior work. Both programs sunset on Dec. 31, 2020 and default to 2007 features if not renewed. 25% rehab credit for historic barns. Must be income-producing, built or placed in agricultural service before 1936 and rehab cannot "materially alter the historic appearance."	New York State Historic Preservation Office 518-237-8643
North Carolina	15% credit for less than \$10 million in QREs and a 10% credit for more than \$10 million in QREs if federal historic tax credit is allowed. 5% additional credit with \$20 million project cap for projects located in either Tier One or Tier Two areas or in eligible targeted investment site. Per-project cap: \$4.5 million. Minimum investment: same as federal. Disproportionate allocation is permitted as long as 40% of credit is allocated to owner when structure is placed in service. 15% credit for non-income producing property. Per-parcel cap: \$22,500. Minimum investment: \$10,000. Sunset: 2020.	North Carolina Historic Preservation Office 919-733-4763 http://www.ncleg.net/gascripts/Statutes/StatutesTOC.pl?Chapter=0105
North Dakota	25% credit for eligible historic property that is part of a renaissance zone project. Project cap of \$250,000. Carry forward: 5 years.	Historical Society of North Dakota 701-328-2666
Ohio	25% credit for owners and long-term qualified lessees of certified historic building. Project cap: \$5 million. Aggregate cap: \$60 million annually and any unused amount will be carried forward and added to the next year. DOI Standards apply. Refundable amount of credit limited to \$3 million per project. Transfer by disproportionate allocation permitted. Five year carry-forward. Applicant must provide evidence that the credit is a major factor in the applicant's decision to rehab. Applicant must have CPA certify costs if qualified rehabilitation expenditures exceed \$200,000. If the applicant does not provide evidence of having a viable financing plan, having final construction drawings and all necessary historical approvals within 12 months of receiving notice of approval, or if the applicant has	Ohio Historic Preservation Office 614-298-2000

	not closed on financing within 18 months after approval, the director may rescind the approval and reallocate the credit amount to another applicant. Director of Economic Development must conduct a cost-benefit analysis of every project that shows whether the project will result in a net revenue gain in state and local taxes. Director of Development and Tax Commissioner must produce an annual report to the legislature analyzing program's effectiveness.	
Oklahoma	20% income tax credit for all eligible commercial and rental residential properties that qualify for the federal tax credit. Minimum investment: same as federal credit. No statewide or per-project caps. Carry forward: 10 years. Freely transferable for 5 years. Credits can be claimed starting on Jan. 1, 2012.	Oklahoma State Historic Preservation Office 405-522-4484
Pennsylvania	25% credit for eligible properties that qualify for the federal tax credit. Minimum investment same as for the federal credit. Project cap: \$500,000. Aggregate cap: \$3 million annually. Projects to be allocated equitably among state's regions. Any unused amount from a region will be reallocated to another region. DOI Standards for Rehabilitation apply. Public utilities, insurance companies and financial institutions may participate in the program. Applications must be filed by Feb. 1, 2013, but may cover expenditures previously made. Carry forward: 7 years. Credits are transferable by certificate only. Sunset: 2019.	Pennsylvania Historical & Museum Commission 717-783-6012
Rhode Island	20% for commercial property owners, condominiums and nonprofits; 25% if 25% of total rentable space or entire first floor is used in a trade or business. Owner-occupied residences not eligible. Per-project cap on tax credit amount is \$5 million dollars. Maximum aggregate credits through 2017 to be set by legislature; currently at \$34.5 million. Transfer by disproportionate allocation or direct assignment. Proceeds of sale of credit not subject to state tax. Credits awarded to tax-exempt entities fully refundable. Qualified rehabilitation expenditures must exceed the adjusted basis of the building. Applicant must enter into contract with state division of taxation and grant state a 2-year restrictive covenant on the building regarding material alterations, and a 5-year restrictive covenant regarding use as a trade or business if 25% credit is claimed. CPA must certify to amount of credit claimed. Projects with hard construction costs of \$10 million dollars or more must have approved apprenticeship programs. Program sunsets July 30, 2017 or when funds exhausted.	Rhode Island Historical Preservation & Heritage Commission
South Carolina	10% credit for commercial properties eligible for federal credit; 25% for other eligible properties. Minimum investment for non-commercial properties: \$15,000. All credits must be taken in 5 equal annual installments. No statewide or per-project dollar caps. Credits earned by pass-through entities may be allocated disproportionately to partners, members or owners. However as to S corporations taxed at the entity level, credits must first be used at the entity level, and any excess credit shall be passed through to the shareholders in accordance with their percentage of stock ownership. Credits for owner-occupied residences limited to one per structure each 10 years. Pre-approval required. 25% tax credit against income, corporate license fees, and insurance premium taxes, for rehabilitating abandoned textile mill buildings that have been closed at least one year immediately preceding the application. Credits must be taken in 5 equal installments. Carry forward: 5 years. Credit may also be taken against local real property taxes with percentage amount set by municipality or county. Transfer permitted by certificate and disproportionate allocation. Although not a historic credit as such, South Carolina has a 25%	South Carolina Department of Archives and History 803-896-6100

	<p>tax credit against income taxes and corporate license fees, taken in five equal installments, for rehabilitating abandoned buildings where 66% of space has been non-income producing for a minimum of 5 years. Taxpayer, if qualifying, is only permitted to one of three credits allowed through the Abandoned Buildings Act, the Textiles Communities Revitalization Act, or the Retail Facilities Revitalization Act and cannot exceed 50% of tax liability. Alternatively, credit can be taken against local real property taxes if approved by positive majority vote of the municipality or county after a public hearing. Credit up to 75% of real property taxes must be taken each year for up to 8 years. Per-project cap: \$500,000. Also capped at 50% of tax liability. Expenses that increase the square footage in excess of 200% are disallowed. Credits are transferable by certificate and by disproportionate allocation. Available for projects initiated in 2012. Sunset: Dec. 31, 2019.</p>	
Texas	<p>25% tax credit against franchise tax for certified historic structures rehabilitated and put in service on or after Sept. 1, 2013. No annual or per-project cap. Carry forward: 5 years. Minimum investment: \$5,000. Credits are transferable by certificate or disproportionate allocation. Effective Jan. 1, 2015.</p>	<p>Texas Historical Commission 512-463-6100</p>
Utah	<p>20% credit for residential owner-occupied and non-owner-occupied. Cap: none. Minimum investment: \$10,000 over 3 years. DOI standards apply. No fees.</p>	<p>Utah State Historical Society 801-533-3500</p>
Vermont	<p>All credits limited to commercial buildings located in designated downtowns or village centers. 10% credit for projects approved for federal credit. 25% credit for façade improvement projects, limited to \$25,000 per project. 50% credit for certain code improvement projects, with maximum credit of \$50,000. 9-year carry-forward. Credits may be transferred to bank in exchange for cash or interest rate reduction. Annual total program cap: \$1.5 million. The state board may allocate the credit upon completion of distinct phases of a qualified project and any recaptured or rescinded credits can be awarded to other applicants in subsequent years.</p>	<p>Vermont Division for Historic Preservation 802-828-3211</p>
Virginia	<p>25% for commercial and owner-occupied residential properties. Reconstruction and improvements must amount to at least 25% of the assessed value for owner-occupied buildings and at least 50% for non-owner-occupied buildings. Carry forward: 10 years. National and state register properties eligible. DOI standards apply. No caps. Transfer by disproportionate allocation permitted.</p>	<p>Virginia Department of Historic Resources 804-367-2323</p>
West Virginia	<p>10% credit for buildings eligible for federal credit; 20% credit for eligible owner-occupied residences. Commercial buildings entitled to same carry-back and carry-forward provisions as are available for federal credit. Owner-occupied residences entitled to 5-year carry forward. Both commercial credits and homeowner credits may be directly transferred or transferred by disproportionate allocation. Minimum investment in homeownership projects: 20% of assessed value. No statewide or per project dollar caps.</p>	<p>West Virginia Historic Preservation Office 304-558-0220</p>
Wisconsin	<p>20% for certified income-producing properties. Applicant may also claim federal credit. No statewide or per-project caps. Credit may be transferred directly or by disproportionate allocation. Minimum investment \$50,000. Tax credit must be approved by Wisconsin Economic Development Corporation. Program to be reviewed in 2017 for economic development effectiveness. 25% for eligible owner-occupied residences. No statewide cap. Per project cap: \$10,000. Minimum investment of \$10,000 over 2 years, extendable to 5 years. Cannot be used to offset state Alternative Minimum Tax.</p>	<p>State Historical Society of Wisconsin 608-264-6490</p>

Source: National Trust for Historic Preservation by Harry Schwartz.