

COMPARISON CHART: FEDERAL AND STATE HISTORIC PRESERVATION TAX CREDITS

	FEDERAL COMMERCIAL TAX CREDIT - 20%	STATE COMMERCIAL TAX CREDIT - 20%	STATE COMMERCIAL TAX CREDIT - 30%	STATE HOMEOWNERSHIP TAX CREDIT - 20%
Building Type	Commercial (includes residential rentals)	Same as federal program	Same as federal program	Homeowner occupied residential
National Register Listing Requirement	Must be listed within 30 months of building being placed in service.	Same as federal program	Same as federal program	Must be listed in State Register before credit can be claimed.
Census Tract Requirement	None	Must be located in qualifying census tract	Must be located in qualifying census tract	Must be located in qualifying census tract
Expenditure Requirement	Qualified Rehab Expenditures must exceed adjusted basis (AB) <i>Value of property - Value of land = AB</i>	Same as Federal program	Qualified Rehab Expenditures cannot exceed \$2.5 million	Min. \$5,000 and 5% must be exterior work
Credit Cap	None	\$5,000,000	\$750,000	\$50,000
Credit Carry Over or Refund	May be carried over 1 year before or 20 years after the credit is received.	For buildings placed in service in or after 2015, unused credit may be taken as a refund.	For buildings placed in service in or after 2015, unused credit may be taken as a refund.	Unused credit can be carried over indefinitely, or if adjusted gross income is below \$60,000, unused credit is automatically issued as refund.
Is there an Application?	Yes, there is a 3-part application form available from the NPS. All forms must be submitted to the state and the state will forward applications to the NPS.	There is no separate application for the state credit. Applicants who qualify just need to submit state fees and comply with state media agreement.	There is no separate application for the state credit. Applicants who qualify just need to submit state fees and comply with state media agreement.	Yes, the Part 1&2 form and Part 3 form are submitted to the state
Approvals	Final approval is made by NPS. Part 1 must be approved before building is placed in service. Part 2 approval is not required to start work, but is strongly encouraged.	Eligible applications that receive NPS approval are automatically approved for the state credit.	Eligible applications that receive NPS approval are automatically approved for the state credit.	State provides all approvals. Part 1&2 application must be approved before work on the project begins.
Fee	Between \$500 and \$2,500	Between \$100 and \$5,000	Between \$100 and \$5,000	Between \$50 and \$500
How is the credit claimed?	Must be claimed over 5 years (20% of total credit value per year)	Can be claimed in a single year	Can be claimed in a single year	Can be claimed in a single year
Length of time owner must hold the building	5 years	5 years	5 years	2 years