

## What kind of work qualifies?

All 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.

## What are the 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.

## Is there a fee involved?

Yes. Like the federal tax credit program the fee will vary with the overall cost of the project.



Rental housing, Buffalo



American Hotel, Sharon Springs



For more information on the National Register of Historic Places, visit:

[www.nysparks.state.ny.us/shpo/register/](http://www.nysparks.state.ny.us/shpo/register/)

To find out if a property qualifies and to get an application, go to our web site:

[www.nysparks.state.ny.us/shpo/](http://www.nysparks.state.ny.us/shpo/)

or contact us at:

**Commercial Tax Credit Program  
Division for Historic Preservation  
Peebles Island Resource Center  
PO Box 189  
Waterford, NY 12188-0189  
(518) 237-8643**

## An Equal Opportunity/Affirmative Action Agency

*This bureau receives Federal funds from the National Park Service, Department of the Interior. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age, or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20012-7127.*

# NEW YORK STATE REHABILITATION TAX CREDIT FOR COMMERCIAL PROPERTY



## DIVISION FOR HISTORIC PRESERVATION



**NEW YORK STATE OFFICE OF PARKS,  
RECREATION AND HISTORIC PRESERVATION**

# The New York State Historic Commercial Properties Tax Credit Program

Rehabilitation work on historic commercial/income producing structures may qualify for a tax incentive.

The credit will cover 20% of qualified rehabilitation costs of structures, up to a credit value of \$5,000,000.

The New York State Historic Preservation Office (SHPO) in the Division for Historic Preservation, Office of Parks, Recreation and Historic Preservation, provides technical assistance to property owners working to rehabilitate homes. Below are the basic program requirements.

## What is the New York State Rehabilitation Tax Credit?

The commercial rehabilitation tax credit is used in conjunction with the Federal Historic Preservation Tax Incentive Program. Both the State and Federal programs provide 20% Tax Credits (20% on Federal Income Tax and 20% on State Income Tax) for qualifying work.

## Who Qualifies for New York's Commercial Rehabilitation Credit?

Any person, firm, partnership, limited liability corporation or other business entity who owns a historic commercial building.



Hertlein & Schlatter  
Building Brooklyn



McKibben building, Brooklyn



## What buildings qualify?

Any commercial, office, industrial or rental residential buildings that 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; and
- ◇ has an approved Federal Tax Credit Part I certification.

For the **state credit only** the commercial property must be located in a Federal Census Tract that is:

- ◇ at 100% or below the State Family Median Income level; **or**
- ◇ identified as a Qualified Census Tract (QCT) Section 143 (j) of the Internal Revenue Code; **or** in an area designated as an Area of Chronic Economic Distress.

Qualified rehabilitation work must be completed **after January 1, 2010.**

## How is the credit approved?

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 SHPO and the National Park Service. SHPO staff 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 you may need approval from a local historical commission, and we recommend that the review be coordinated with the state office early in the project planning stages.

More information on the Standards can be found on the National Park Service website at: [www.nps.gov/history/hps/tps/standards\\_guidelines.htm](http://www.nps.gov/history/hps/tps/standards_guidelines.htm).

There are also very helpful National Park Service publications on technical issues at: [www.nps.gov/history/hps/tps/topics/index.htm](http://www.nps.gov/history/hps/tps/topics/index.htm).

Once your work is approved under the Federal Tax Credit program (known as the Part 2 approval) and work is underway, you will receive a certification letter authorizing you to take the State Tax Credit.

