

***Nuts and Bolts
of
Historic Preservation Tax Credits***

Program Co-Administered by
National Park Service
South Carolina State Historic Preservation Office
Internal Revenue Service

Rehabilitation Program

Tax Credit, 20% of qualifying costs
Rehab must be substantial
Property must be Certified Historic Structure
Rehabilitation must meet the Standards for Rehabilitation
Income-producing use

Standards for Rehabilitation

Apply to all building types, sizes, uses
Apply to exterior and interior
Apply to building, site, environment –
Including landscape as well as attached and adjacent new construction
Must meet all 10 standards

Certification

Applicant completes Historic Preservation Certification Application
State Historic Preservation Office consults, reviews, and provides comments
National Park Service reviews, makes final decisions, notifies applicant.

Historic Preservation Certification Application – General Tips

Turn in HPCA prior to starting work
Complete all blanks on forms
Two Copies
Collate but don't bind
Original Signature
Clear Photographs
4"x6" minimum
Glossy paper
High resolution
Numbered and Labeled
Photo key plan

(continued on reverse)

Part 1 – Evaluation of Significance – Tips

- Current condition
- Dates of original construction and changes
- All buildings
- Site Plan
- National Register Historic District Map
- “Before” condition photographs

Part 2 – Description of Rehabilitation Work – Tips

- Include all work
- Full Description of work
 - Avoid “see attached”
 - “repair or replace”
 - “work will meet the Standards”
 - “work will meet Preservation Brief #X”
- Reduced set of plans, if readable
- Contact SHPO for mixed-use projects
 - Income-producing and owner-occupied residential

Amendment/Advisory Determination

- Include a summary on the front of the form
- Provide only revised plan sheets

Part 3 – Request of Certification of Completed Work – Tips

- Work must be complete
- Amend out work that is not complete
- “After” condition photographs

10% State Tax Credit for Income-producing Projects

- Follows federal credit, no separate application

25% State Tax Credit for Owner-occupied residences

- <http://shpo.sc.gov/programs/tax/Pages/Homeowner.aspx>

25% State Abandoned Textile Mill Credit

- <http://shpo.sc.gov/programs/tax/Pages/TextileMill.aspx>

25% State Abandoned Buildings Credit

- http://www.scstatehouse.gov/sess120_2013-2014/bills/3093.htm

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<http://www.nps.gov/tps/tax-incentives.htm>

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<http://shpo.sc.gov/programs/tax/Pages/default.aspx>

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