

# Historic Rehabilitation Tax Credits

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State Historic Preservation Officer

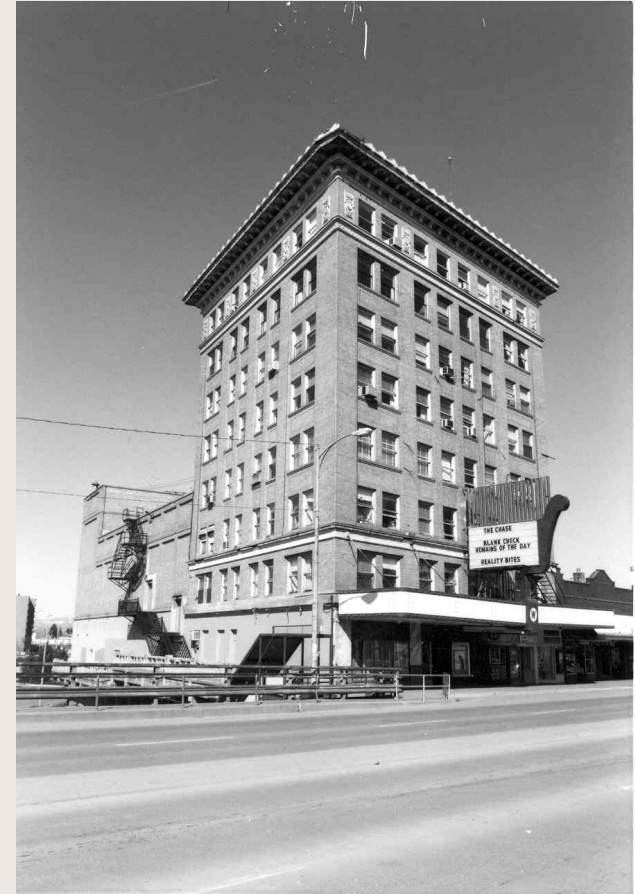


**MONTANA**  
HISTORICAL SOCIETY

State Historic  
Preservation Office

# Program Basics

- Fed. Credit = 20% of QREs
- State Credit = 25% of federal credit amount
- Combined credit = 25% of QREs
- Income Producing Buildings
- National Register Listing
- Rehab must be “substantial”
- Secretary of the Interior’s Standards for Rehabilitation



# Qualified Rehab Costs

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## Hard Costs:

- Physical building repairs
- Architecturally compatible modifications
- Work within building footprint

# Qualified Rehab Costs

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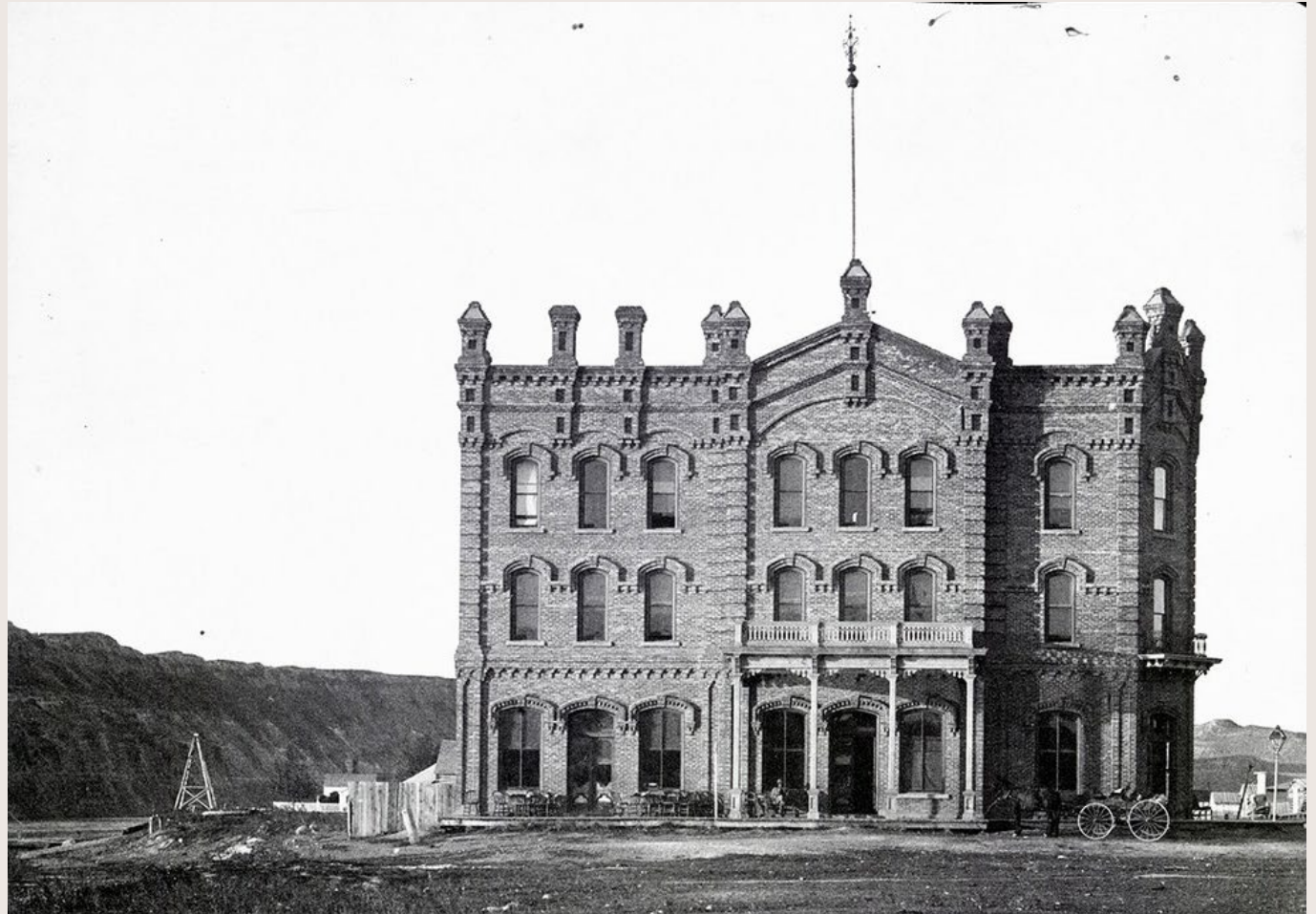
## Hard Costs:

- Physical building repairs
- Architecturally compatible modifications
- Work within building footprint

## Soft Costs:

- Planning & management costs
- Construction period interest
- Construction period real estate taxes

# Income Producing





# National Register Listing



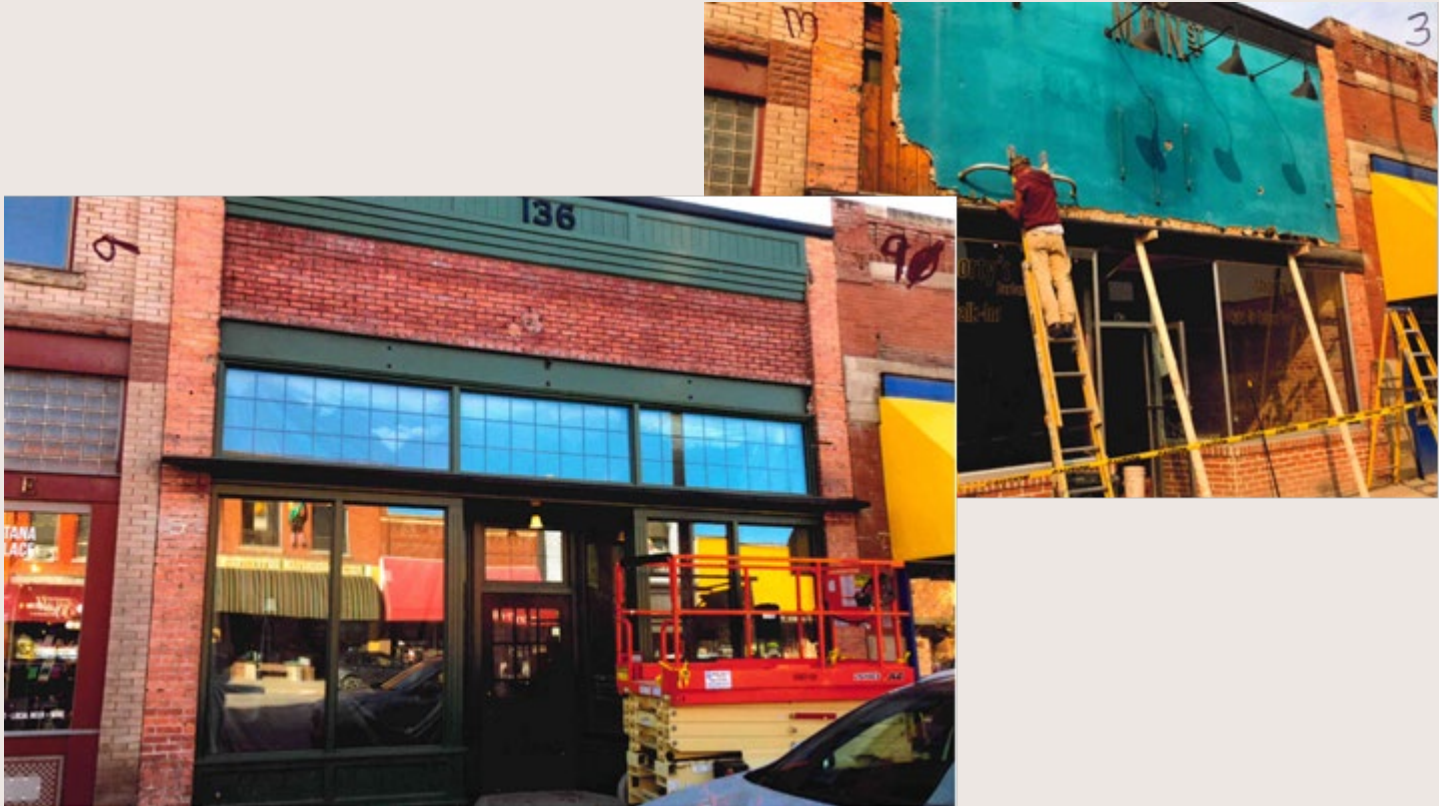
- NR nomination identifies historic and architectural attributes that inform project planning & NPS review

# Substantial Rehab Test

Cost of Building  
+ Capital Improvements  
-- Depreciation  
-- Cost of Land

QREs must exceed this amount  
(or \$5,000, whichever is greater)

# Secretary of the Interior's Standards for Rehabilitation



**Rehabilitation – making historic buildings function to meet modern needs while retaining historic character.**