



New York State Rehabilitation Tax Credit

The State Historic Preservation Office (SHPO) administers the New York State Rehabilitation Tax Credit ([Chapter 547 of the Laws of 2006](#)). While the SHPO is the official point of contact for the tax credit programs, the Preservation League serves as lead advocate for program use and expansion. This memo provides a brief overview of implementation of the existing programs, as well as continuing advocacy efforts to expand the rehabilitation tax credit program to more effectively serve economic and community redevelopment goals

New York State Historic Homeownership Rehabilitation Credit Program

The residential rehabilitation credit is available for owner-occupied residential structures listed on the State or National Register of Historic Places. The qualified structure must be located in a “distressed” census tract (defined as “targeted areas” under Section 143 (J) of the Internal Revenue Code), a restriction that severely limits the number of municipalities qualified for the current program. The residential program also requires that the qualified housing be located in an area designated by the municipality as in need of renewal and for which the municipality has adopted a historic preservation and community renewal program.

SHPO has designated staff for the residential program that can provide application materials and discuss program requirements, such as which census tracts and planning instruments qualify a municipality for the current residential program. A model municipal resolution for designating program areas is also available.

For more information, contact:

- **Sloane Bullough**
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SHPO and the Preservation League are currently planning residential tax credit workshops in Newburgh and Elmira. This workshop can be made available to other municipalities with qualified housing stock

New York State Commercial Rehabilitation Credit Program

The commercial rehabilitation credit is available to any qualified user of the federal rehabilitation tax credit, which requires that an income-producing property be listed – or be eligible for listing on – the National Register of Historic Places. Once a property is approved for the federal credit, it is also qualified for the state credit. Any historic commercial property in New York is eligible for the federal and state rehabilitation tax credit programs – there are no requirements that a qualified structure be located in a distressed area.

The points of contact for the NYS commercial rehabilitation credit are the same as the federal credit. Contact SHPO’s Technical Assistance staff via contact information at this link: <http://nysparks.state.ny.us/shpo/state/map.htm>.

For technical assistance on the implementation of the NYS rehabilitation tax credit program or for information regarding tax credit workshops, contact:

- **Erin Tobin**
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Continued Advocacy for an Expanded Rehabilitation Tax Credit Program

The Preservation League is extremely interested in hearing of potential state and federal rehabilitation tax credits projects as it would inform our ongoing work to secure an expanded state tax credit program. Please let us know of municipal officials, developers, and homeowners in your service area who are interested in these programs.

The League seeks changes to the commercial program which would provide significantly higher levels of financial incentives for rehabilitation in order to draw increased numbers of commercial structures into the program. Similarly, we are seeking to expand the residential program to make it available to a far wider range of municipalities and neighborhoods than the current program allows.

We are currently seeking to add Senate and Assembly bill sponsors to the legislation that expands this program, A.7935-B/S.5425-B. For further information or to offer your support, contact:

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