
Tax Credits and Grants

— Incentives for commercial and residential properties —



History Colorado



State Historical Fund

- Gambling tax revenue for the gaming towns
- Grants for all types of projects
 - Education, Archaeology, Survey, Planning, Construction
- Two types of grants: Non Competitive and Competitive Grants
- Grants from \$1-\$250,000 with a cash match
- Strong public benefit and urgency



State Level Tax Credits: Commercial

State Historic Preservation Tax Credits (HPTC)

- Who qualifies?
 - Designated properties
 - Private Owners
 - Non-Profits
 - Long-Term Leases
- Qualified Expenses
 - Commercial
 - Minimum \$20,000
 - 30-35% commercial
 - Cap of \$1 million
 - Keep or sell credits



State Level Tax Credits: Residential

State Historic Preservation Tax Credits (HPTC)

- Who qualifies?
 - Designated properties
 - Private Owners
 - Primary Residence (1st, 2nd, etc.)
- Qualified Expenses
 - Residential
 - 35%
 - Cap of \$50,000
 - 10 years to use the credits



Basics

- All work *MUST* meet the Secretary of the Interior's Standards for Rehabilitation
 - The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy including exterior and interior
 - As well as landscape and new construction or adjacent
- Rehabilitation is the ability to meet a new need or add to a historic property to meet continuing or changing uses while retaining the property's historic character
- Things to consider: Identify the Period of Significance; What makes the site special; Does the work retain key elements; Does the new construction complement the existing

So...what qualifies?

- Exterior: Masonry, windows, roof, foundation, restoring lost features
- Interior: Build outs, historic finishes (trim, plaster), mechanical, electrical, plumbing, flooring

- TIPS!
 - Could your grandparents/great grandparents recognize the building?
 - If you shake the building what falls out most likely doesn't count (tax credits)
 - Talk to staff EARLY; our guidelines don't always align with design review boards

Application Process: Commercial

- State Historic Preservation Office and Office of Economic Development and International Trade
- Two Part Application
 - Part 1: Reservation (General Stats, Work Plan, Before Photos, Design Documents)
 - Part 2: Issuance (After Photos and Final Numbers)
- All Online!
- Courtesy Review



Application Process: Residential

- State Historic Preservation Office
- Two Part Application
 - Part 1: Reservation (General Stats, Work Plan, Before Photos, Design Documents)
 - Part 2: Issuance (After Photos and Final Numbers)
- Send it to me in any form!
- Courtesy Review



Federal Level Tax Credits

- Federal Preservation Tax Credits
 - Unlimited Funding
 - 20%
 - Must be individually or contributing to National Register
 - Best suited for private owners (LLC or Partnerships)
- Leveraging Funding
 - If meet all requirements, a project can apply for both State and Federal Credits along with SHF grants
 - Work out a “realistic” timeline
 - Be open to flexibility

How to Speak with your community

- Identify who might be needing work
 - Roof, adaptive reuse, energy efficiency, outdated mechanical systems
- Got a vacant building or a place that could use a facelift?
 - Want to restore missing features, looking to bring in new business
- Emphasize the minimum amount
 - \$5,000 for residential; \$20,000 for commercial
- Invest in the community
 - Hire local, buy local, sell the credits
- Myth about oversight and what you can or cannot do
 - Must meet the Standards, local guidelines versus State Office
- We are here to help!



Fun Quick Facts

- General needs and upgrades
- Easy process
- State Income Tax
- Hands on staff



What does local landmarking do for me?

- Historic neighborhood
- Property values
- Doesn't expire
- Works hand in hand with Main Street
- Restrictions?



Continue the Conversation

Sara Kappel

Tax Credits and Incentives Specialist

sara.kappel@state.co.us

303-549-6190

