



PROPERTY INFORMATION PACKAGE #26-2240

ABSOLUTE AUCTION ABOVE \$100,000

2 HISTORIC MILL BUILDINGS
Proposed 35-40 Unit Multi-Family
Eligible for State & Federal Tax Credits
Selling in the Entirety

28-30 MASON ST., COVENTRY, CT

Thursday, July 16 at 12pm On-site

Property Preview: Thursday, July 9 (11am-2pm)

CT Lic. #REB.0790057



TABLE OF CONTENTS

DISCLAIMER

TRANSMITTAL LETTER

TERMS & CONDITIONS

BUYER'S PREMIUM

SAMPLE P&S

PROPERTY INFORMATION & PHOTOS

LOCATION MAP

JJ Manning
AUCTIONEERS
AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



May 28, 2026

Dear Prospective Bidder:

JJManning Auctioneers in cooperation with Lyman Real Estate is pleased to offer 2 adjacent parcels in the entirety, each with a mill building, on a total of 1.74+/- acres located at 28-30 Mason St., Coventry, CT. The property is eligible for State and Federal Tax Credit and Zoned VC, offering an array of potential uses, including a previously proposed 35–40-unit multi-family. It's conveniently located off Main St. (Rt. 31) with easy access to US-44 & Rt. 32.

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent property with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Property Preview. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Thursday, July 16, 2026 at 12:00pm on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$10,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at auctions@jjmanning.com or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE
President



TERMS & CONDITIONS

ABSOLUTE AUCTION ABOVE \$100,000

2 HISTORIC MILL BUILDINGS

Proposed 35-40 Unit Multi-Family

Eligible for State & Federal Tax Credits

Selling in the Entirety

28-30 MASON ST., COVENTRY, CT

Thursday, July 16 at 12pm On-site

Property Preview: Thursday, July 9 (11am-2pm)

CT Lic. #REB.0790057

Terms of Sale: 10% deposit of which Ten Thousand Dollars (\$10,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, July 17, 2026. Balance in 30 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

B. Closing will take place on or before Friday, August 14, 2026 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

D. The property is being sold "as is, with all faults". We encourage you to attend the Property Preview and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

F. The property is being sold "Absolute" Above \$100,000.

G. The property is NOT being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.



BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

	Bid Price:	\$100,000.00
	Add 10% Buyer's Premium:	\$ 10,000.00

	Contract sales price:	\$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

AUCTION PURCHASE AND SALE AGREEMENT
(MA Auctioneer Lic# 111)

This 16th day of July 2026

1. PARTIES AND MAILING ADDRESSES

Bucks Boy LLC hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 28-30 Mason St., Coventry, CT, more particularly described as Assessor Parcel ID's: 44//178 & 44//167.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. **Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer.** The SELLER, its agents or representatives have not made any representations, warranties, promises, covenants, agreements or guarantees, implied or expressed, oral or written with respect to the conformity of the property to any zoning, land use regulations, or suitability for potential development or subdivision.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except
(a) Existing rights and obligations in party walls which are not the subject of written agreement;
(b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
(c) Any liens for municipal betterments assessed after the date of this agreement;
(d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed purchase price for said premises is _____ dollars, of which

\$ _____ have been paid as a deposit this day and

\$ _____ are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by 4:00 pm ET on Friday, July 17, 2026 as the additional deposit

\$ _____ are to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s)

\$ _____ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Friday, August 14, 2026 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Connecticut contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

24. ENVIRONMENTAL

Following the sale of the building the buyer would assume responsibility for any environmental remediation, if any. Seller has no knowledge of any outstanding issues regarding environmental. Buyer acknowledges that buyer has reviewed or been given the opportunity to review this information in the Property Information Packages.

25. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

Buyer's Initials: _____

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

Bucks Boy LLC, Seller

_____ BUYER

By: Juanita Rogers, Manager

_____ BUYER

By:

Buyer's Mailing Address (Street or P.O. Box)

Buyer's Attorney (Name)

Buyer's Mailing Address (City, State & Zip Code)

Buyer's Attorney (Firm)

Buyer's Daytime Phone

Buyer's Attorney's Address (Street or P.O. Box)

Buyer's Evening Phone

Buyer's Attorney's Address (City, State & Zip Code)

Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

ABSOLUTE AUCTION ABOVE \$100,000

2 Historic Mill Buildings on 1.74± Acres
28-30 Mason Street, Coventry, CT
Proposed 35-40 Unit Multi-Family



Thursday, July 16 at 12pm On-site

In the popular Wangumbaug Lake a/k/a Coventry Lake area, just 2 lots off Main St/Rt 31.
3.4± miles to the Nathan Hale Homestead which hosts 80,000 visitors annually.
4.5± miles to UCONN & 6± miles to Eastern CT State University. Easy access to I-6, I-44 & Rt. 32.

**** Eligible for State & Federal Tax Credits ****

28 Mason Street

- Parcel ID: 44//178
- 10,074± sf, 2-Story Mill Building on 0.74± ac.
- **Utilities:** Septic, Public Water & Sewer
- **Year Built:** 1870
- **Zoning:** VC
- **County:** Tolland

30 Mason Street

- Parcel ID: 44//167
- 30,760± sf, 3-Story Mill Building on 1± ac.
- **Utilities:** Public Water & Sewer
- **Year Built:** 1800
- **Zoning:** VC
- **County:** Tolland

Property Tour: Thursday, July 9 (12pm-2pm)

Terms of Sale:

10% certified deposit of which \$10,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, July 17, 2026. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

JJManning

— AUCTIONEERS —

In Cooperation with

LYMAN
REAL ESTATE
BROKERAGE & DEVELOPMENT

Property Info, Broker Reg & Full Terms at:

JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



CT REB.0790057 & CT REB.0751794
Brochure 1862 • Ref 26-2240

Links to Environmental Information

[28 Mason Phase I](#)

[30 Mason Phase I](#)

28 MASON ST

Location 28 MASON ST

Mblu 44//178//

Acct# R04863

Owner BUCKS BOY LLC

Assessment \$51,700

Appraisal \$73,900

PID 4659

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$0	\$73,900	\$73,900

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$51,700	\$51,700

Owner of Record

Owner BUCKS BOY LLC

Sale Price \$0

Co-Owner

Book & Page 1297/148

Address 2118 SOUTH ST
COVENTRY, CT 06238

Sale Date 09/05/2023

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
BUCKS BOY LLC	\$0	1297/148	09/05/2023
ROGERS PHILLIP L	\$0	0592/0316	08/29/1997

Building Information

Building 1 : Section 1

Year Built: 1870

Living Area: 10,074

Building Attributes	
Field	Description
Style:	Mill Building

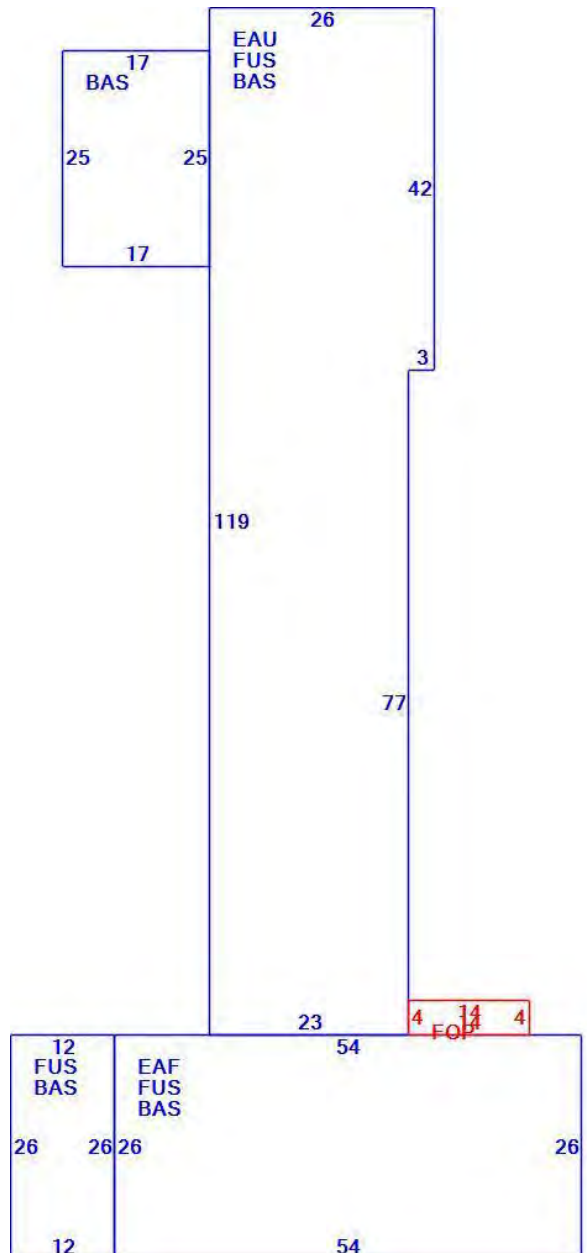
Model	Comm/Ind
Grade	D
Stories:	2
Occupancy	1.00
Exterior Wall 1	Clapboards
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Metal/Tin
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	None
Heating Fuel	None
Heating Type	None
AC Type	None/partial
Heat/AC	HEAT ONLY
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE

Building Photo



<https://images.vgsi.com/photos/coventryctPhotos/\A00\00\64\26.jpg>

Building Layout



[\(ParcelSketch.ashx?pid=4659&bid=4659\)](#)

Building Sub-Areas (sq ft)	Legend
-----------------------------------	---------------

Code	Description	Gross Area	Living Area
BAS	First Floor	5,004	5,004
FUS	Upper Story, Finished	4,579	4,579
EAF	Attic, Expansion, Finished	1,404	491
EAU	Attic, Expansion, Unfinished	2,863	0
FOP	Porch, Open	56	0
		13,906	10,074

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code 201
Description Commercial Improv
Deeded Acres 0.74

Land

Land Use	Land Line Valuation
Use Code 201 Description Commercial Improv Zone VC	Size (Acres) 0.74 Land \$51,700 Appraised Value \$73,900

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$10,800	\$69,900	\$80,700
2022	\$10,800	\$69,900	\$80,700
2021	\$10,800	\$69,900	\$80,700

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$7,600	\$48,900	\$56,500
2022	\$7,600	\$48,900	\$56,500

2021	\$7,600	\$48,900	\$56,500
------	---------	----------	----------

(c) 2025 Vision Government Solutions, Inc. All rights reserved.

30 MASON ST

Location 30 MASON ST

Mblu 44// 167//

Acct# R05524

Owner BUCKS BOY LLC

Assessment \$221,100

Appraisal \$315,900

PID 5293

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$231,900	\$84,000	\$315,900

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$162,300	\$58,800	\$221,100

Owner of Record

Owner BUCKS BOY LLC

Sale Price \$0

Co-Owner

Book & Page 1280/498

Address 2118 SOUTH ST
COVENTRY, CT 06238

Sale Date 06/03/2021

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
BUCKS BOY LLC	\$0	1280/498	06/03/2021
ROGERS PHILIP L	\$230,000	1061/0064	10/31/2007
SZELUGA TADEUSZ	\$0	0193/0049	04/24/1978

Building Information

Building 1 : Section 1

Year Built: 1800

Living Area: 30,760

Building Attributes	
Field	Description

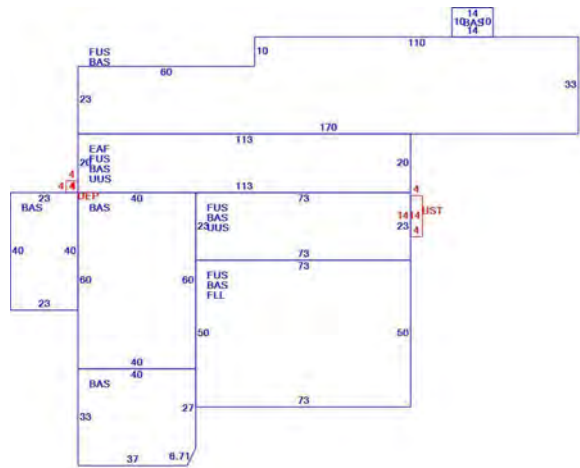
Style:	Mill Building
Model	Comm/Ind
Grade	C-
Stories:	3
Occupancy	10.00
Exterior Wall 1	Vinyl
Exterior Wall 2	Brick
Roof Structure	Shed
Roof Cover	Tar + Gravel
Interior Wall 1	Wall Brd/Wood
Interior Wall 2	Minimum
Interior Floor 1	Cement
Interior Floor 2	Hardwood
Heating Fuel	Oil
Heating Type	Air-Blower
AC Type	None/partial
Heat/AC	HEAT ONLY
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE

Building Photo



(<https://images.vgsi.com/photos/coventryctPhotos/\A00\00\63\52.jpg>)

Building Layout



(<ParcelSketch.ashx?pid=5293&bid=5293>)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	17,370	17,370
FUS	Upper Story, Finished	12,599	12,599
EAF	Attic, Expansion, Finished	2,260	791
FLL	Fin. Lower Level	3,650	0
UEP	Porch, Enclosed, Unfinished	16	0
UST	Utility, Storage, Unfinished	56	0
UUS	Unfinished Story	3,939	0
		39,890	30,760

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code 201
Description Commercial Improv
Deeded Acres 1

Land

Land Use

Use Code 201
Description Commercial Improv
Zone VC

Land Line Valuation

Size (Acres) 1
Land \$58,800
Appraised Value \$84,000

Outbuildings

Outbuildings				<u>Legend</u>
Code	Description	Size	Value	Bldg #
SHD3	Shed Metal	1340.00 S.F.	\$3,200	1

Valuation History

Appraisal				
Valuation Year	Improvements	Land	Total	
2023	\$230,000	\$80,000	\$310,000	
2022	\$230,000	\$80,000	\$310,000	
2021	\$230,000	\$80,000	\$310,000	

Assessment				
Valuation Year	Improvements	Land	Total	
2023	\$161,000	\$56,000	\$217,000	
2022	\$161,000	\$56,000	\$217,000	
2021	\$161,000	\$56,000	\$217,000	

ArcGIS Web Map



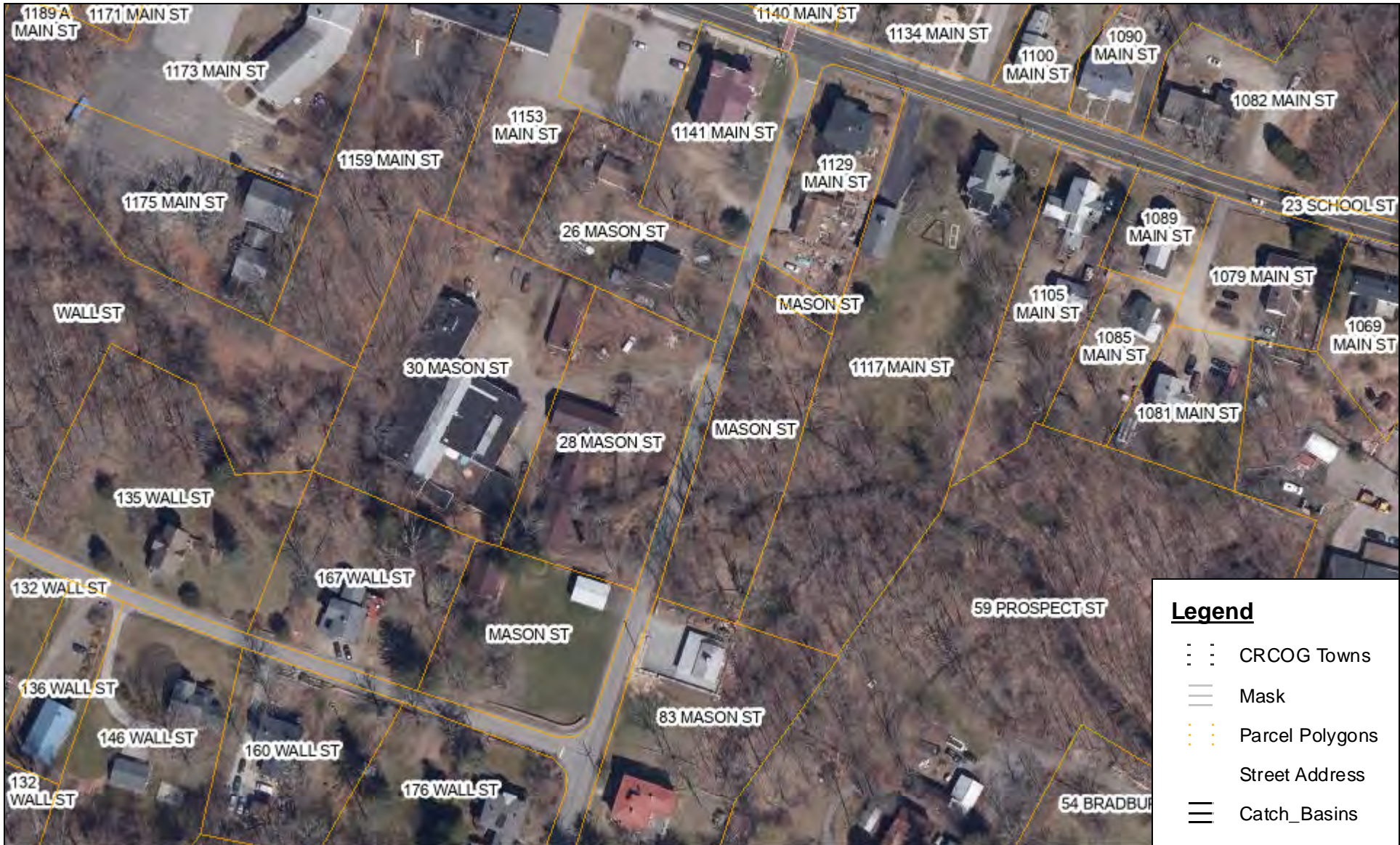
CRCOG CAPITAL REGION COUNCIL OF GOVERNMENTS
Working together for a better region.

Scale
1:2,257

CRCOG makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Created: 9/19/2025

ArcGIS Web Map



CRCOG *CAPITOL REGION COUNCIL OF GOVERNMENTS*
Working together for a better region.

CRCOG makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Scale
1:2,257

Created: 9/19/2025



Department of Economic and
Community Development

State Historic Preservation Office

State Historic Preservation Office

CT Historic Rehabilitation Tax Credit Program Guidelines

June 2021

Program Overview

The CT Historic Rehabilitation Tax Credit Program (C.G.S. §10-416c) establishes a 25% tax credit on the Qualified Rehabilitation Expenditures associated with the rehabilitation of a Certified Historic Structure for either 1) residential use of five units or more, 2) mixed residential and nonresidential use or 3) nonresidential use consistent with the historic character of such property or the district in which such property is located.

An additional credit is available for projects that include affordable housing as provided in section 8-39a of the Connecticut General Statutes or for projects located in a designated [Opportunity Zone](#). Other program highlights include:

- 25% tax credit of the total qualified rehabilitation expenditures
- 30% tax credit of the total qualified rehabilitation expenditures if the project includes an affordable housing component provided at least 20% of the rental units or 10% of for sale units qualify under [CGS Section 8-39a](#), or is located in a designated [Opportunity Zone](#)
- \$31.7 million in tax credit reservations are available each fiscal year
- per project cap is \$4.5 million in tax credits
- Qualified Rehabilitation Expenditures are hard costs associated with the rehabilitation of the certified historic structure; site improvements and non-construction costs are excluded
- buildings must be listed on the National or State Register of Historic Places, either individually or as part of an historic district
- all work must comply with the [Secretary of the Interior's Standards for Rehabilitation](#)
- state tax credits may be combined with the [20% National Park Service's historic preservation tax credit program](#) provided the project qualifies under federal law as a substantial rehabilitation of depreciable property as defined by the Internal Revenue Service
- tax credit vouchers are issued after completion of rehabilitation work or, in phased projects, completion of rehabilitation work to an identifiable portion of the building placed in service (see Appendix A for instructions on phased projects)
- tax credits are available for the tax year in which the building or, in phased projects, an identifiable portion of the building is placed in service
- tax credits can only be used by C corporations with tax liability under Chapters 207 through 212 of the Connecticut General Statutes
- tax credits can be assigned, transferred, or conveyed in whole or in part by the owner to others up to three times

Eligible Applicants

- (1) The owner of a property as defined in [C.G.S. §10-416c](#) or, in cases of multiple owners, a duly authorized joint owner, partner or member may submit an application on behalf of the owners.
- (2) A person or business entity that is not the owner of a property listed on the National or State Register of Historic Places shall be eligible to apply provided such person or business entity submits evidence that the owner has been informed of the application and has no objection to the filing. ***Note, only the owner possessing title to the property will be eligible for a reservation of tax credits.***

Eligible Costs

Not every expense associated with a rehabilitation project contributes toward the calculation of the tax credit. Eligible costs, or Qualified Rehabilitation Expenditures (QREs), include only the hard costs related to the repair or improvement of structural and architectural features to the Certified Historic Structure.

These costs may include:

- Walls
- Partitions
- Floors
- Ceilings
- Permanent coverings, such as paneling or tiles
- Windows and doors
- Components of central air conditioning or heating systems
- Plumbing and plumbing fixtures
- Electrical wiring and lighting fixtures
- Chimneys
- Stairs
- Escalators, elevators, sprinkler systems, fire escapes
- Other components related to the operation or maintenance of the building
- Renewable energy systems*

* Solar panels, wind turbines, and geothermal systems that are essential to the operation or maintenance of the rehabilitated historic building should qualify for this tax credit. However, systems that produce electricity to back feed the power grid may not qualify.

Please note that by statute, an applicant must submit the rehabilitation plan (Part 2 application-Request for Approval of Proposed Rehabilitation Plan) prior to undertaking any work. Failure to submit the proposed rehabilitation plan prior to the start of construction may render the rehabilitation project ineligible for the tax credit program.

Ineligible expenditures include:

- Acquisition costs
- Appliances
- Carpeting (if tacked in place and not glued)
- Decks (not part of the original building)
- Demolition costs (removal of a building on property site)
- Fencing, landscaping, parking lots, sidewalks, retaining walls
- New construction
- Window treatments

Secretary of the Interior's Standards for Rehabilitation

The entire project as defined in C.G.S. §10-416c must comply with the Secretary of the Interior's Standards for Rehabilitation (the Standards). The Standards are a series of concepts about maintaining, repairing and replacing historic materials, as well as designing new additions or making alterations. There concepts include:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be

differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The SHPO strongly encourages applicants unfamiliar with the Standards to contact the tax credit administrator early in the design process. This early communication can ease the review process.

***NEW* Data Collection**

In an effort to better understand the impact on our programs on Black people, Indigenous people, and People of Color, the SHPO has incorporated into the application process several new forms to collect data not previously tracked in the Historic Rehabilitation Tax Credit Program. ***Completing the forms is optional.*** By statute, the information provided cannot be used to evaluate the proposed rehabilitation, but it may inform future programming that helps support equity in housing and economic development in Connecticut.

Application Information

Applications are accepted on a rolling basis. **All applications and application materials must be submitted via the secure State FTP system. Please see instructions for electronic submissions on the program's webpage.** Applications missing any required material or attachments will be considered incomplete and will not be reviewed. The SHPO reserves the right to request additional information if necessary.

There is a five step application process.

Part 1, "Determination of Historic Structure Status," Form ITC 300

Part 2, "Request for Approval of Proposed Rehabilitation Plan," Form ITC 300a

Part 3, "Request for Preliminary Certification and Reservation of Tax Credits," Form ITC 300b

Part 4, "Request for Final Certification of Completed Rehabilitation," Form ITC 300c

Part 5, "Request for Issuance of Tax Credit Voucher," Form 300d

"Application Amendment Form", Form ITC 300e (if applicable)

The department shall review and issue a decision not more than thirty calendar days after receipt of a complete application. If an application is incomplete, not more than thirty calendar days after receipt the department shall notify the owner in writing and indicate what information is needed to undertake or complete review.

In cases where the owner has submitted Part 1 or Part 2 applications of the Historic Preservation Certification Application used by the National Park Service, and any additional application materials

required by the department, if, pursuant to 16 USC 470 a recommendation is made to the National Park Service for approval, such recommendation shall be considered certification and approval by the SHPO.

Phased Projects

For purposes of the Historic Rehabilitation Tax Credit Program, a phased project is one in which the proposed rehabilitation work to a certified historic structure is completed in two or more stages of development. Work to a single building or multiple-building projects can be part of an overall phased project. Both types of phased projects need to be described on the state Part 2 application, Request for Approval of Proposed Rehabilitation Plan, Form ITC 300a. The cost breakdown for each phase should not be indicated on Attachment 3A (Schedule of Values) of the state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits, Form ITC 300b. Only one reservation is issued for the certified historic structure (a single building or multi-building project) in its entirety.

In phased projects, a tax credit voucher can be issued on a prorated basis for the identifiable portion of the certified historic structure placed in service, provided the expenditures incurred constitute a substantial rehabilitation. For additional information on Phased Projects see Appendix A for Instructions for Phased Projects.

Affordable Housing Certificate

Applicants interested in seeking the additional 5% in tax credits for projects with an affordable housing component should contact the Department of Housing at (860) 270-8262. A copy of the approved affordable housing certificate is required at the time the Part 3 application is submitted. ***Please allow several weeks for this paperwork to be completed.***

Reservation of Tax Credits

Please note that possession of title to the property is a requirement to receive a tax credit reservation.

All tax credit reservations expire 60 months after the date of issuance. The Part 4 Application-Request for Final Certification of Completed Rehabilitation must be filed prior to the date of expiration. There is no allowance in the program to extend the certificate's expiration date.

By statute, priority will be given to projects located in a designated Opportunity Zone. For practical purposes, the SHPO will set aside \$12 million in its annual tax credit allocation for these projects. If the \$12 million is not fully allocated by the fourth quarter of the fiscal year, the remaining portion will be redistributed among eligible projects.

Evidence of assessed value of the certified historic structure as indicated in legal records must be obtained not more than sixty calendar days before submission of a request for preliminary certification and reservation of tax credits.

Reminder, there is no allowance for increasing the amount of the tax credit reservation once it is made. Further, any increase in incurred costs as a result in amendments to the approved project scope will not alter the amount of the tax credit reservation. At the end of the project, the tax credit voucher will be either the amount of the tax credit reservation or 25% (or 30%) of the final QREs, *whichever is less*.

Issuance of Tax Credit Voucher

In order to obtain a tax credit voucher, the rehabilitation must first be certified as complete in accordance with the approved Part 2 application and any subsequent approved amendments. Any owner entitled to the credit may sell, assign, or otherwise transfer the credit, in whole or in part, to one or more persons. The credit may be sold, assigned or otherwise transferred, in whole or in part, not more than three times.

The owner or any subsequent transferee shall jointly submit written notification of such transfer to the SHPO not later than thirty (30) days after such transfer. The notification after each transfer shall include:

- 1) the credit voucher number,
- 2) the date of the transfer,
- 3) the amount of such credit transferred,
- 4) the tax credit balance before and after the transfer,
- 5) the tax identification numbers for both the transferor and the transferee, and
- 6) any other information required by the department.

Failure to comply shall result in the disallowance of the tax credit until there is full compliance on the part of the transferor and the transferee, and for the second and third transfer on the part of the all subsequent transferors and transferees.

Fee Schedule

By statute, the SHPO may charge an application fee in an amount not to exceed ten thousand dollars (\$10,000.00) to cover the cost of administering the program.

The following fee schedule will apply to all projects:

1. For-profit developers with a rehabilitation project yielding total Qualified Rehabilitation Expenditures (QREs) over \$1,000,000.00 will be charged one tenth of one percent of the total QREs up to \$5,000.00;
2. Non-profit groups and municipalities with a rehabilitation project yielding QREs over \$1,000,000.00 will be charged one tenth of one percent of the total QREs up to \$2,500.00; and



-
3. Any applicant with a rehabilitation project yielding total QREs of \$1,000,000.00 or less will not be charged an application fee.

Based on the Preliminary Schedule of Values submitted with the Part 3 - Request for Preliminary Certification and Reservation of Tax Credits application an initial \$1,000.00 fee may be charged for the review of the Part 3 application. Final fee payment, if applicable, is due with submission of the Part 5 – Request for Issuance of Tax Credit Voucher.



Department of Economic and
Community Development

State Historic Preservation Office

Appendix A

Instructions for Phased Projects



SPECIAL INSTRUCTIONS FOR PHASED PROJECTS

HISTORIC REHABILITATION TAX CREDIT PROGRAM

Definitions

For purposes of the above-named state historic tax credit program, a phased project is one in which the proposed rehabilitation work to a certified historic structure is completed in two or more stages of development. Work to a single building or multiple-building projects can be part of an overall phased project. Both types of phased projects need to be described on the state Part 2 application, Request for Approval of Proposed Rehabilitation Plan, Form ITC 300a. The cost breakdown for each phase need not be indicated on Attachment 3A (Schedule of Values) of the state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits, Form ITC 300c. Only one reservation is issued for the certified historic structure (a single building or multi-building project) in its entirety.

In phased projects, a tax credit voucher can be issued on a prorated basis for the identifiable portion of the certified historic structure placed in service, provided the expenditures incurred constitute a substantial rehabilitation. Below are some key words and definitions:

A. The definition of “identifiable portion of the building” is “an entire floor, a section of a building separated from another section by an historic firewall, or, in buildings with several periods of construction, a section that represents a distinct period of construction.”

B. “Substantial rehabilitation” means the “qualified rehabilitation expenditures of a certified historic structure that exceed 25% of the assessed value of such structure.” That value is stated in the state Part 3 application, Request for Preliminary Certification and reservation of Tax Credits, Form ITC 300-c. When a project is phased, the value against which the test is made is determined on the basis of the costs associated with “qualified rehabilitation expenditures” for the square footage of the identifiable portion of the building placed in service.

C. “Placed in service” means completion of substantial rehabilitation work that would allow for occupancy of the entire building or an identifiable portion of the building.

Overview

A state Part 4 application, Request for Approval of Completed Rehabilitation Work, Form ITC 300d must be filed for each phase. As is the rule for all projects regardless of whether the project is phased or not, costs paid for after the date of receipt of the Part 4 application by the State Historic Preservation Office (SHPO) are not considered eligible. In order to request issuance of a tax credit voucher for each phase of a phased project, the owner must file a state Part 5 application, Request for Issuance of Tax Credit

Voucher, Form ITC 300e and special Attachment 5A-c, which is for phased projects only. The amount of the tax credit is based on the costs associated with the square footage that is placed in service, regardless of whether the certified historic structure is mixed residential/nonresidential or solely nonresidential. Depending on the eligible costs in each phase, the square footage costs will vary. For each phase, the owner is required to submit with the state Part 5 application a Certification of Costs which has been prepared by an independent certified public accountant. An application fee based on a percentage of the total qualified rehabilitation expenditures may be charged by the SHPO for each application.

In the first phase, the total eligible costs of this phase are divided by the square footage of the entire certified historic structure (as previously indicated on the state part 3 application) to obtain a square footage cost. Square footage cost is then multiplied by the square footage of the identifiable portion of the building placed in service. This figure constitutes the qualified rehabilitation expenditures (QREs). The amount of the tax credit is then 25% (or 30% if qualified as affordable housing project) of the QREs. This method is to be used for subsequent phases except the last phase.

There is then a carryover (a "credit") of eligible expenditures which are factored into the final determination of the remaining tax credits in the last phase of the project. For projects under the Historic Rehabilitation Tax Credit program, the carryover is determined by subtracting the QREs from the total eligible costs for the phase.

In the last phase of projects under the Historic Rehabilitation Tax Credit program, the sum of all carryover costs is added to the total eligible costs of the last phase to constitute QREs. The amount of the tax credit is then 25% (or 30% if qualified as affordable housing project) of the QREs.

The QREs are then the sum of all carryover costs plus the remaining eligible costs. The amount of the tax credit is then 25% (or 30% if qualified as affordable housing project) of the QREs.

In no case can the total amount of tax credits issued for all phases for any project exceed the amount of tax credits reserved.



Instructions and Sample Calculations

Complete Lines 1- 57 of Attachment 5A-c for all phases. For the first or subsequent phases except the last, fill out the information required under Part A: Lines 58-63. For the last phase, complete Lines 64-66.

Sample calculation

Project: 5-story building; 100,000 square feet; 20,000 square feet per floor; 80,000 square feet residential; 20,000 square feet nonresidential; 2-phase project. Reservation amount = \$5,000,000.00

Phase 1

Eligible costs: \$10,000,000

Bldg square footage: 100,000

Square footage costs: \$100

Square footage placed in service: 60,000

QREs: \$ 6,000,000

Amount of tax credit @25% of QREs: \$1,500,000

Carryover \$10,000,000 - \$1,500,000 = \$8,500,000

Tax Credit issued to date: \$1,500,000

Phase 2

Eligible costs: \$7,000,000

Bldg square footage: 100,000

Square footage costs: \$70

Square footage placed in service: 40,000

Carryover from phase 1 \$8,500,000

QRE's eligible costs plus carryover: \$7,000,000 + \$8,500,000 = \$15,500,000

Amount of tax credit @25% of QREs: \$3,875,000

Maximum tax credit allowable under the program is \$4,500,000. Hence the last tax credit voucher is not \$3,875,000, but \$3,500,000.



ATTACHMENT 5A-c: SCHEDULE OF VALUES (COSTS INCURRED) - PHASED PROJECTS

HISTORIC REHABILITATION TAX CREDIT

Phase _____ of _____ phases

1	2	3	4	5	6	7
LINE	DIV	DIV/TRADE ITEM	INELIGIBLE	ELIGIBLE ¹	Costs Incurred Prior to Part 2 Approval	TOTAL EXPENSE
1	2	SITE TESTING/HAZARDOUS MATERIALS				
2	2	ENVIRONMENTAL REMEDATION: SITE				
3	2	ENVIRONMENTAL REMEDATION:				
4	2	SITE GRADING & EXCAVATION ³				
5	2	OTHER SITE WORK ⁴ specify _____	_____		_____	
6	2	LANDSCAPING ⁵				
7	2	SURFACE PARKING, ROADS AND WALKWAYS				
8	2	GARAGES/ STRUCTURED PARKING FACILITY				

¹ Unless the project qualifies under the transition rule (projects under construction prior to July 1, 2006, but not placed in service as of that date), any costs for which payment has been made prior to the date of approval of the state Part 2 application, Request for Approval of Proposed Rehabilitation Plan, Form ITC 100-a, are not considered eligible.

² Includes abatement of hazardous materials, termite control, or mold

³ Eligible work only if in conjunction with approved addition for building or life-safety code

⁴ Includes hydrology systems and retaining walls

⁵ Includes lawns, plantings, and fencing



9	2	DEMOLITION: SEPARATE BUILDINGS AND/OR STRUCTURES				
10	2	DEMOLITION: GENERAL ⁶				
11	2	DEMOLITION: SELECTIVE ⁷				
12	2	SITE UTILITIES				
13	3	NEW CONCRETE ⁸				
14	3	CONCRETE REPAIRS				
15	4	MASONRY NEW, REPAIR and REPOINTING				
16	4	CONCRETE/MASONRY CLEANING:				
17	5	METALS				
18	6	ROUGH CARPENTRY				
19	6	FINISH CARPENTRY				
20	7	MOISTURE PROTECTION				
21	7	INSULATION				
22	7	ROOFING				
23	7	SHEET METAL				
24	7	SIDING (INCLUDES REMOVAL OF NON-HISTORIC, REPAIR, REPLACEMENT)				
25	8	DOORS AND HARDWARE				
26	8	WINDOWS AND GLAZING				
27	9	ACOUSTICAL TILE				
28	9	DRYWALL				
29	9	CERAMIC TILE				

⁶ Includes all work to a certified historic structure required to remove deteriorated materials

⁷ Includes only costs associated with approved removal of sections of the building owing to documented structural failure or for the purpose of new construction to recreate documented historic appearance

⁸ Line items Nos. 13 through 17 refer only to work to the certified historic structure



30	9	WOOD FLOORING				
31	9	RESILIENT FLOORING				
32	9	CARPETING				
33	9	PAINTING (INTERIOR AND EXTERIOR)				
34	10	SPECIALTIES				
35	11	CABINETS & VANITIES				
36	11	APPLIANCES				
37	12	BLINDS, SHADES, AND ARTWORK				
38	13	SPECIAL CONSTRUCTION: SEPARATE NEW BUILDINGS				
39	13	ADDITION: NON-CODE REQUIRED				
40	13	ADDITION: CODE REQUIRED				
41	13	ADDITION: HANDICAPPED ACCESS				
42	13	NEW CONSTRUCTION: RECONSTRUCTION				
43	15	ELEVATORS				
44	15	PLUMBING				
45	15	HVAC				
46	15	FIRE SUPPRESSION				
47	16	ELECTRICAL (BUILDING ONLY)				
48		RENTAL EQUIPMENT, specify: ⁹ _____		_____	_____	
49		GREEN ROOFS				
50	TOTAL STRUCTURE AND LAND IMPROVEMENTS					

⁹ Includes dumpsters, scaffolding etc.



51	PERMITS AND FEES				
52	CONTRACTOR BOND PREMIUM				
53	TOTAL CONSTRUCTION COSTS Sum of LINES 50-52				
54	TOTAL INELIGIBLE COSTS: Column 4				
55	TOTAL ELIGIBLE COSTS: Column 5				
56	GENERAL REQUIREMENTS AND BUILDER'S OVERHEAD AND PROFIT: Not to exceed 15% of LINE 55 ¹⁰				
57	TOTAL ELIGIBLE COSTS Sum of LINES 55 and 56				

HISTORIC REHABILITATION TAX CREDIT PROGRAM					
58	BUILDING SQUARE FOOTAGE ¹¹				
59	PER SQUARE FOOT REHABILITATION COSTS: LINE 57 divided by LINE 58				
60	SQUARE FOOTAGE PLACED IN SERVICE				
61	TOTAL QUALIFIED REHABILITATION EXPENDITURES: LINE 59 multiplied by LINE 60				
62	PRO-RATED VOUCHER AMOUNT: 25% OF LINE 61				
63	CARRY-FORWARD: LINE 57 minus the sum of LINE 62				
LAST PHASE ONLY					
64	CARRY-FORWARD FROM EACH PHASE – LINE 63				

¹⁰ Line 56 must represent actual payments not an automatic add on to eligible expenditures.

¹¹ The square footage is the square footage at the time of acquisition irrespective of any subsequently approved demolition plus the square footage of any allowable enlargement of the building envelope to meet code requirements or to recreate a documented historic appearance.



Department of Economic and
Community Development

State Historic Preservation Office

65	TOTAL ELIGIBLE COSTS - LINE 57		
66	TOTAL QUALIFIED REHABILITATION EXPENDITURES: sum of LINE 64 and LINE 65		

PLEASE NOTE

The Historic Preservation Tax Incentives brochure has not been revised to reflect any changes that may be necessary related to Public Law No: 115-97 (December 22, 2017).

Public Law No: 115-97 amends the Internal Revenue Code to reduce tax rates and modify policies, credits, and deductions for individuals and businesses. Section 13402 modifies the 20% Historic Rehabilitation Tax Credit and provides certain transition rules. These and other changes to the Internal Revenue Code may affect a taxpayer's ability to use the 20% tax credit. The law also repeals the 10% credit for rehabilitating non-historic buildings. The text of Public Law No: 115-97 is available at www.congress.gov.

Applicants requesting historic preservation certifications by the National Park Service, as well as others interested in the use of these tax credits, are strongly advised to consult an accountant, tax attorney, or other professional tax adviser, legal counsel, or the Internal Revenue Service regarding the changes to the Internal Revenue Code related to Public Law No: 115-97.

Historic Preservation Tax Incentives



National Park Service
U.S. Department of the Interior

Technical Preservation Services

This booklet describes the Federal Historic Preservation Tax Incentives in general terms only. Every effort has been made to present current information as of the date given below. However, the Internal Revenue Code is complex and changes frequently. Furthermore, the provisions of the tax code regarding at-risk rules, passive activity limitation, and alternative minimum tax can affect a taxpayer's ability to use these tax credits. *Readers are strongly advised to consult an accountant, tax attorney, or other professional tax advisor, legal counsel, or the Internal Revenue Service for help in determining whether these incentives apply to their own situations.* For more detailed information, including copies of application forms, regulations, and other program information, contact one of the offices listed on pages 26-29.

Department of the Interior regulations governing the procedures for obtaining historic preservation certifications are more fully explained in Title 36 of the Code of Federal Regulations, Part 67. The Internal Revenue Service regulations governing the tax credits for rehabilitation are contained in Treasury Regulation Section 1.48-12. These sets of regulations take precedence in the event of any inconsistency with this booklet.

Technical Preservation Services

National Park Service

2012

Quick Reference

Preservation Tax Incentives	2
What Is a Tax Credit?	3
20% Rehabilitation Tax Credit	4
Rehabilitation Tax Credits: Who Does What?	14
10% Rehabilitation Tax Credit	16
The 10% or 20% Credit: Which One Applies?	17
Other Tax Provisions Affecting Use of Preservation Tax Incentives	17
Rehabilitations Involving Governments and Other Tax-Exempt Entities	21
Other Tax Incentives for Historic Preservation	21
The Secretary of the Interior's Standards for Evaluating Significance Within Registered Historic Districts	23
The Secretary of the Interior's Standards for Rehabilitation	24
For More Information National Park Service, Internal Revenue Service and State Historic Preservation Offices	26

Preservation Tax Incentives

Historic buildings are tangible links with the past. They help give a community a sense of identity, stability and orientation. The Federal government encourages the preservation of historic buildings through various means. One of these is the program of Federal tax incentives to support the rehabilitation of historic and older buildings. The Federal Historic Preservation Tax Incentives program is one of the Federal government's most successful and cost-effective community revitalization programs.

The National Park Service administers the program with the Internal Revenue Service in partnership with State Historic Preservation Offices. The tax incentives promote the rehabilitation of historic structures of every period, size, style and type. They are instrumental in preserving the historic places that give cities, towns and rural areas their special character. The tax incentives for preservation attract private investment to the historic cores of cities and towns. They also generate jobs, enhance property values, and augment revenues for State and local governments through increased property, business and income taxes. The Preservation Tax Incentives also help create moderate and low-income housing in historic buildings. Through this program, abandoned or underused schools, warehouses, factories, churches, retail stores, apartments, hotels, houses, and offices throughout the country have been restored to life in a manner that maintains their historic character.



Current tax incentives for preservation, established by the Tax Reform Act of 1986 (PL 99-514; Internal Revenue Code Section 47 [formerly Section 48(g)]) include:

- » a 20% tax credit for the *certified rehabilitation of certified historic structures*.
- » a 10% tax credit for the rehabilitation of *non-historic, non-residential buildings* built before 1936.

From time to time, Congress has increased these credits for limited periods for the rehabilitation of buildings located in areas affected by natural disasters. For more information, see the instructions on IRS Form 3468, Investment Credit, or contact your State Historic Preservation Office.

In all cases the rehabilitation must be a *substantial* one and must involve a *depreciable* building. (These terms will be explained later.)

What Is a Tax Credit?

A tax credit differs from an income tax deduction. An income tax deduction lowers the amount of income subject to taxation. A tax credit, however, lowers the amount of tax owed. In general, a dollar of tax credit reduces the amount of income tax owed by one dollar.

- » The 20% rehabilitation tax credit equals 20% of the amount spent in a *certified rehabilitation of a certified historic structure*.
- » The 10% rehabilitation tax credit equals 10% of the amount spent to rehabilitate a *non-historic building* built before 1936.

20% Rehabilitation Tax Credit

The Federal historic preservation tax incentives program (the 20% credit) is jointly administered by the U.S. Department of the Interior and the Department of the Treasury. The National Park Service (NPS) acts on behalf of the Secretary of the Interior, in partnership with the State Historic Preservation Officer (SHPO) in each State. The Internal Revenue Service (IRS) acts on behalf of the Secretary of the Treasury. Certification requests (requests for approval for a taxpayer to receive these benefits) are made to the NPS through the appropriate SHPO. Comments by the SHPO on certification requests are fully considered by the NPS. However, approval of projects undertaken for the 20% tax credit is conveyed *only in writing* by duly authorized officials of the National Park Service. For a description of the roles of the NPS, the IRS and the SHPO, see “Tax Credits: Who Does What?” on pages 14 -15.

The 20% rehabilitation tax credit applies to any project that the Secretary of the Interior designates a *certified rehabilitation* of a *certified historic structure*. The 20% credit is available for properties rehabilitated for commercial, industrial, agricultural, or rental residential purposes, but it is not available for properties used exclusively as the owner’s private residence.

What is a “certified historic structure?”

A *certified historic structure* is a building that is listed individually in the National Register of Historic Places —OR— a building that is located in a *registered historic district* and certified by the National Park Service as contributing to the historic significance of that district. The “structure” must be a building—not a bridge, ship, railroad car, or dam. (A *registered historic district* is any district listed in the National Register of Historic Places.

Hanny’s Building, Phoenix, Arizona (1947). After rehabilitation of this high-fashion clothing store for restaurant and other commercial use. Photograph: Ryden Architects, Inc.

A State or local historic district may also qualify as a *registered historic district* if the district and the enabling statute are certified by the Secretary of the Interior.)

Obtaining Certified Historic Structure Status

Owners of buildings within historic districts must complete Part 1 of the Historic Preservation Certification Application—Evaluation of Significance. The owner submits this application to the SHPO. The SHPO reviews the application and forwards it to the NPS with a recommendation for approving or denying the request. The NPS then determines whether the building contributes to the historic district. If so, the building then becomes a *certified historic structure*. The NPS bases its decision on the Secretary of the Interior’s “Standards for Evaluating Significance within Registered Historic Districts” (see page 23).

Buildings individually listed in the National Register of Historic Places are already certified historic structures. Owners of these buildings need not complete the Part 1 application (unless the listed property has more than one building).

Property owners unsure if their building is listed in the National Register or if it is located in a National Register or certified State or local historic district should contact their SHPO.



What if my building is not yet listed in the National Register?

Owners of buildings that are not yet listed individually in the National Register of Historic Places or located in districts that are not yet registered historic districts may use the Historic Preservation Certification Application, Part 1, to request a *preliminary determination of significance* from the National Park Service. Such a determination may also be obtained for a building located in a registered historic district but that is outside the period or area of significance of the district. A preliminary determination of significance allows NPS to review Part 2 of the application describing the proposed rehabilitation. Preliminary determinations, however, are not binding. They become final only when the building or the historic district is listed in the National Register or when the district documentation is amended to include additional periods or areas of significance. It is the owner's responsibility to obtain such listing through the State Historic Preservation Office in a timely manner.

What is a "certified rehabilitation?"

The National Park Service must approve, or "certify," all rehabilitation projects seeking the 20% rehabilitation tax credit. A *certified rehabilitation* is a rehabilitation of a *certified historic structure* that is approved by the NPS as being consistent with the historic character of the property and, where applicable, the district in which it is located. The NPS assumes that some alteration of the historic building will occur to provide for an efficient use. However, the project must not damage, destroy, or cover materials or features, whether interior or exterior, that help define the building's historic character.

Application Process

Owners seeking certification of rehabilitation work must complete Part 2 of the Historic Preservation Certification Application—Description of Rehabilitation. Long-term lessees may also apply if their remaining lease period is at least 27.5 years for residential property or 39

years for nonresidential property. The owner submits the application to the SHPO. The SHPO provides technical assistance and literature on appropriate rehabilitation treatments, advises owners on their applications, makes site visits when possible, and forwards the application to the NPS, with a recommendation.

The NPS reviews the rehabilitation project for conformance with the “Secretary of the Interior’s Standards for Rehabilitation,” and issues a certification decision. The entire project is reviewed, including related demolition and new construction, and is certified, or approved, only if the overall rehabilitation project meets the Standards. These Standards appear on pages 24-25. Both the NPS and the IRS strongly encourage owners to apply *before* they start work.



58 B Street, Virginia City, Nevada (1875). Rehabilitated as a bed and breakfast. Courtesy Chris Eichin.

After the rehabilitation work is completed, the owner submits Part 3 of the Historic Preservation Certification Application—Request for Certification of Completed Work to the SHPO. The SHPO forwards the application to the NPS, with a recommendation as to certification. The NPS then evaluates the completed project against the work proposed in the Part 2—Description of Rehabilitation. Only completed projects that meet the Standards for Rehabilitation are approved as “certified rehabilitations” for purposes of the 20% rehabilitation tax credit.

Before



After



Carleton Place (historic name: Simmons Manufacturing Company), St. Paul, Minnesota (1909). Before and after rehabilitation for residential use. Courtesy Hess, Roise and Company.

Processing Fees

The NPS charges a fee for reviewing applications. Fees are charged for the review of proposed work (Part 2) and for review of completed projects (Part 3). The fees are based on the rehabilitation costs. Payment should not be sent until requested by NPS. The NPS will not issue a certification decision until payment has been received. See the NPS website on page 26 for the fee schedule.



Hollywood Bungalow Courts, Los Angeles, California (1921-1925).
Rehabilitated as housing for special-needs and low-income residents.
Photograph: NPS Files.

IRS Requirements

To be eligible for the 20% rehabilitation tax credit, a project must also meet basic IRS requirements:

- » The building must be *depreciable*. That is, it must be used in a trade or business or held for the production of income. It may be used for offices, for commercial, industrial or agricultural enterprises, or for rental housing. It may not serve exclusively as the owner's private residence.
- » The rehabilitation must be *substantial*. That is, during a 24-month period selected by the taxpayer, rehabilitation expenditures must exceed the greater of \$5,000 or the adjusted basis of the building and its structural components. The adjusted basis is generally the purchase price, minus the cost of land, plus improvements already made, minus depreciation already taken. Once the substantial rehabilitation test is met, the credit may be claimed for all qualified

expenditures incurred before the measuring period, during the measuring period and after the measuring period through the end of the taxable year that the building is placed in service.

- » Phased rehabilitations—that is, rehabilitations expected to be completed in two or more distinct stages of development—must also meet the “substantial rehabilitation test.” However, for phased rehabilitations, the measuring period is 60 months rather than 24 months. This phase rule is available only if: (1) a set of architectural plans and specifications outlines and describes all rehabilitation phases; (2) the plans are completed before the physical rehabilitation work begins, and (3) it can reasonably be expected that all phases will be completed.
- » The property must be placed in service (that is, returned to use). The rehabilitation tax credit is generally allowed in the taxable year the rehabilitated property is placed in service.
- » The building must be a *certified historic structure* when placed in service, with the following exception: If the building or the historic district is not listed in the National Register, the owner must have requested that the SHPO nominate the building or the district to the National Register before the building is placed in service. If the building is in a historic district that is listed or may be listed in the National Register, the owner must submit Part 1 of the application before the building is placed in service.
- » Qualified rehabilitation expenditures include costs of the work on the historic building, as well as architectural and engineering fees, site survey fees, legal expenses, development fees, and other construction-related costs, if such costs are added to the property basis and are reasonable and related to the services performed. They do not include acquisition or furnishing costs, new additions that expand the building, new building construction, or parking lots, sidewalks, landscaping, or other related facilities.



114 NW Main Street, Rocky Mount, North Carolina (1928).
Photograph: William Ferguson.

Getting your project approved, or “certified”

Tens of thousands of projects have been approved for the historic preservation tax credit. Observing the following points will make approval of your project easier:

- » *Apply as soon as possible—preferably before beginning work.* Consult with the SHPO as soon as you can. Read carefully the program application, regulations, and any other information the SHPO supplies. Submit your application early in the project planning. Wait until the project is approved in writing by the NPS before beginning work. Work undertaken prior to approval by the NPS may jeopardize certification. In the case of properties not yet designated certified historic structures, apply before the work is completed and the building is placed in service.

- » *Photograph the building inside and outside—before and after the project.* “Before” photographs are especially important. Without them, it may be impossible for the NPS to approve a project.
- » *Read and follow the “Secretary of the Interior’s Standards for Rehabilitation” and the “Guidelines for Rehabilitating Historic Buildings.”* If you are unsure how they apply to your building, consult with the SHPO or the NPS.
- » *Once you have applied, alert the SHPO and the NPS to any changes in the project.*

Claiming the 20% Rehabilitation Tax Credit

Generally, the tax credit is claimed on IRS form 3468 for the tax year in which the rehabilitated building is placed in service. For phased projects, the tax credit may be claimed before completion of the entire project provided that the substantial rehabilitation test has been met. If a building remains in service throughout the rehabilitation, then the credit may be claimed when the substantial rehabilitation test has been met. In general, unused tax credit can be “carried back” one year and “carried forward” 20 years.

The IRS requires that the NPS certification of completed work (Application Part 3) be filed with the tax return claiming the tax credit. If final certification has not yet



been received when the taxpayer files the tax return claiming the credit, a copy of the first page of the Historic Preservation Certification Application—Part 2 must be filed with the tax return, with proof that the building is a *certified historic structure* or that such status has been requested. The copy of the application filed must show evidence that it has been received by either the SHPO or the NPS (date-stamped receipt or other notice is sufficient). If the taxpayer then fails to receive final certification within 30 months after claiming the credit, the taxpayer must agree to extend the period of assessment. If the NPS denies certification to a rehabilitation project, the credit will be disallowed.

Recapture of the Credit

The owner must hold the building for five full years after completing the rehabilitation, or pay back the credit. If the owner disposes of the building within a year after it is placed in service, 100% of the credit is recaptured. For properties held between one and five years, the tax credit recapture amount is reduced by 20% per year.

The NPS or the SHPO may inspect a rehabilitated property at any time during the five-year period. The NPS may revoke certification if work was not done as described in the Historic Preservation Certification Application, or if unapproved alterations were made for up to five years after certification of the rehabilitation. The NPS will notify the IRS of such revocations.



Prizery/R.J. Reynolds Tobacco Warehouse, South Boston, Virginia (1900). Rehabilitated for commercial use.
Photographs: Ian Bradshaw.

Depreciation

Rehabilitated property is depreciated using the straight-line method over 27.5 years for residential property and over 39 years for nonresidential property. The depreciable basis of the rehabilitated building must be reduced by the full amount of the tax credit claimed.

Rehabilitation Tax Credits: Who Does What?

The Federal historic preservation tax incentives program is a partnership among the National Park Service (NPS), the State Historic Preservation Officer (SHPO), and the Internal Revenue Service (IRS). Each plays an important role.

SHPO

- » Serves as first point of contact for property owners.
- » Provides application forms, regulations, and other program information.
- » Maintains complete records of the State's buildings and districts listed in the National Register of Historic Places, as well as State and local districts that may qualify as registered historic districts.
- » Assists anyone wishing to list a building or a district in the National Register of Historic Places.
- » Provides technical assistance and literature on appropriate rehabilitation treatments.
- » Advises owners on their applications and makes site visits on occasion to assist owners.
- » Makes certification recommendations to the NPS.

NPS

- » Reviews all applications for conformance to the *Secretary of the Interior's Standards for Rehabilitation*.

- » Issues all certification decisions (approvals or denials) in writing.
- » Transmits copies of all decisions to the IRS.
- » Develops and publishes program regulations, the *Secretary of the Interior's Standards for Rehabilitation*, the Historic Preservation Certification Application, and information on rehabilitation treatments.

IRS

- » Publishes regulations governing which rehabilitation expenses qualify, the time periods for incurring expenses, the tax consequences of certification decisions by NPS, and all other procedural and legal matters concerning both the 20% and the 10% rehabilitation tax credits.
- » Answers public inquiries concerning legal and financial aspects of the Historic Preservation Tax Incentives, and publishes the audit guide, *Market Segment Specialization Program: Rehabilitation Tax Credit*, to assist owners.
- » Insures that only parties eligible for the rehabilitation tax credits utilize them.



Odd Fellows Building, Raleigh, North Carolina (c. 1880). Rehabilitated for continued commercial use. Courtesy Empire Properties.

10% Rehabilitation Tax Credit

The 10% rehabilitation tax credit is available for the rehabilitation of *non-historic buildings* placed in service before 1936.

As with the 20% rehabilitation tax credit, the 10% credit applies only to buildings—not to ships, bridges or other structures. The rehabilitation must be substantial, exceeding either \$5,000 or the adjusted basis of the property, whichever is greater. And the property must be *depreciable*.

The 10% credit applies only to buildings rehabilitated for *non-residential* uses. Rental housing would thus not qualify. Hotels, however, would qualify. They are considered to be in commercial use, not residential.

A building that was moved after 1935 is ineligible for the 10% rehabilitation credit. (A moved *certified historic structure*, however, can still be eligible for the 20% credit.) Furthermore, projects undertaken for the 10% credit must meet a specific physical test for retention of external walls and internal structural framework:

- » at least 50% of the building's external walls existing at the time the rehabilitation began must remain in place as external walls at the work's conclusion, and
- » at least 75% of the building's existing external walls must remain in place as either external or internal walls, and
- » at least 75% of the building's internal structural framework must remain in place.

Claiming the 10% Rehabilitation Tax Credit

The tax credit must be claimed on IRS form 3468 for the tax year in which the rehabilitated building is placed in service. There is no formal review process for rehabilitations of non-historic buildings.

The 10% or 20% Credit: Which One Applies?

The 10% rehabilitation tax credit applies only to non-historic buildings first placed in service before 1936 and rehabilitated for non-residential uses. The 20% rehabilitation tax credit applies only to *certified historic structures*, and may include buildings built after 1936. The two credits are mutually exclusive.

Buildings listed in the National Register of Historic Places are not eligible for the 10% credit. Buildings located in National Register listed historic districts or certified State or local historic districts are presumed to be historic and are therefore not eligible for the 10% credit. In general, owners of buildings in these historic districts may claim the 10% credit *only* if they file Part 1 of the Historic Preservation Certification Application with the National Park Service before the physical work begins and receive a determination that the building does *not* contribute to the district and is not a certified historic structure.

Other Tax Provisions Affecting Use of Preservation Tax Incentives

A number of provisions in the Internal Revenue Code affect the way in which real estate investments are treated generally. These provisions include the “*at-risk*” rules, the *passive activity limitation*, and the *alternative minimum tax*. What these provisions mean, in practice, is that many taxpayers may not be able to use tax credits earned in a certified rehabilitation project.

A brief discussion of these matters follows. Applicants should seek professional advice concerning the personal financial implications of these provisions.

At-Risk Rules

Under Internal Revenue Code Section 465, a taxpayer may deduct losses and obtain credits from a real estate

Before



investment only to the extent that the taxpayer is “at-risk” for the investment. The amount that a taxpayer is “at-risk” is generally the sum of cash or property contributions to the project plus any borrowed money for which the taxpayer is personally liable, including certain borrowed amounts secured by the property used in the project. In addition, in the case of the activity of holding real property, the amount “at-risk” includes qualified non-recourse financing borrowed from certain financial institutions or government entities.

Passive Activity Limitation

The passive activity limitation provides that losses and credits from “passive” income sources, such as real estate

After



John Harvey House, Detroit, Michigan (1875). (opposite) Before rehabilitation; (above) After rehabilitation as a bed and breakfast. Courtesy: Marilyn Nash-Yazbeck. Photograph: Steven C. Flum, Inc.

limited partnerships, cannot be used to offset tax liability from “active” sources such as salaries. This passive activity limitation does not apply to:

- » Most regular corporations.
- » Real estate professionals who materially participate in a real property trade or business and who satisfy eligibility requirements regarding the proportion and amount of time spent in such businesses.

For other taxpayers, two exceptions apply: a general exception and a specific exception for certified rehabilitations.

General Passive Loss Rules

Taxpayers with incomes less than \$100,000 (generally, adjusted gross income with certain modifications) may take up to \$25,000 in losses annually from rental properties. This \$25,000 annual limit on losses is reduced for individuals with incomes between \$100,000 and \$150,000 and eliminated for individuals with incomes over \$150,000.

Passive Credit Exemption

Individuals, including limited partners, with modified adjusted gross incomes of less than \$200,000 (and, subject to phase out, up to \$250,000) investing in a rehabilitation credit project may use the tax credit to offset the tax owed on up to \$25,000 of income. Thus, a taxpayer in the 33% tax bracket could use \$8,250 of tax credits per year ($33\% \times \$25,000 = \$8,250$).

This \$25,000 amount is first reduced by losses allowed under the general “passive loss” rule above for taxpayers with incomes less than \$150,000.

Alternative Minimum Tax

For purposes of the rehabilitation tax credit, the alternative minimum tax does not apply to qualified rehabilitation expenditures “properly taken into account for periods after December 31, 2007.”

However, for qualified rehabilitation expenditures taken into account for periods before January 1, 2008, taxpayers who are not required to pay tax under the regular tax system may still be liable for tax under the alternative minimum tax laws. Alternative minimum taxable income is computed from regular taxable income with certain adjustments and the addition of all appropriate tax preference items.

Nonrefundable credits, such as the rehabilitation tax credit, may not be used to reduce the alternative minimum tax. If a taxpayer cannot use the tax credit because of the alternative minimum tax, the credit can be carried back or forward.

Rehabilitations Involving Governments and Other Tax-Exempt Entities

Property used by governmental bodies, nonprofit organizations, or other tax-exempt entities is not eligible for the rehabilitation tax credit if the tax-exempt entity enters into a disqualified lease (as the lessee) for more than 50% of the property. A disqualified lease occurs when:

- » Part or all of the property was financed directly or indirectly by an obligation in which the interest is tax-exempt under Internal Revenue Code Section 103(a) and such entity (or related entity) participated in such financing; or,
- » Under the lease there is a fixed or determinable price for purchase or an option to buy which involves such entity (or related entity); or,
- » The lease term is in excess of 20 years; or,
- » The lease occurs after a sale or lease of the property and the lessee used the property before the sale or lease.

Other Tax Incentives for Historic Preservation

Other Federal and State tax incentives exist for historic preservation. They may be combined with the rehabilitation tax credit.

Charitable Contributions for Historic Preservation Purposes

Internal Revenue Code Section 170(h) and Department of the Treasury Regulation Section 1.170A-14 provide for income and estate tax deductions for charitable contributions of partial interests in historic property (principally easements). Generally, the IRS considers that a donation of a qualified real property interest to preserve a *historically important land area* or a

certified historic structure meets the test of a charitable contribution for conservation purposes. For purposes of the charitable contribution provisions only, a *certified historic structure* need not be depreciable to qualify, and may include the land area on which it is located.

A facade easement on a building in a registered historic district must preserve the entire exterior of the building (including its front, sides, rear, and height) and must prohibit any change to the exterior of the building that is inconsistent with its historic character. The easement donor must enter into a written agreement with the organization receiving the easement contribution, and must provide additional substantiation requirements. If the deduction claimed is over \$10,000, the taxpayer must pay a \$500 filing fee. For additional information, see IRS publication 526.

State Tax Incentives

A number of States offer tax incentives for historic preservation. They include tax credits for rehabilitation, tax deductions for easement donations, and property tax abatements or moratoriums. The SHPO will have information on current State programs. Requirements for State incentives may differ from those outlined here.

Tax Credit for Low-Income Housing

The Tax Reform Act of 1986 (IRC Section 42) also established a tax credit for the acquisition and rehabilitation, or new construction of low-income housing. The credit is approximately 9% per year for 10 years for projects not receiving certain Federal subsidies and approximately 4% for 10 years for projects subsidized by tax-exempt bonds or below market Federal loans. The units must be rent restricted and occupied by individuals with incomes below the area median gross income. The law sets a 15-year compliance period. Credits are allocated by State housing credit agencies. The tax credit for low-income housing can be combined with the tax credit for the rehabilitation of certified historic structures.

The Secretary of the Interior's Standards for Evaluating Significance Within Registered Historic Districts

The following Standards govern whether buildings within a historic district contribute to the significance of the district. Owners of buildings that meet these Standards may apply for the 20% rehabilitation tax credit. Buildings within historic districts that meet these Standards *cannot* qualify for the 10% credit.

1. A building contributing to the historic significance of a district is one which by location, design, setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development.
2. A building not contributing to the historic significance of a district is one which does not add to the district's sense of time and place and historical development; or one where the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost.
3. Ordinarily buildings that have been built within the past 50 years shall not be considered to contribute to the significance of a district unless a strong justification concerning their historical or architectural merit is given or the historical attributes of the district are considered to be less than 50 years old.

The Secretary of the Interior's Standards for Rehabilitation

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as “certified rehabilitations” eligible for the 20% rehabilitation tax credit. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards (36 CFR Part 67) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Van Allen and Son Department Store, Clinton, Iowa (1913-1915). Courtesy Community Housing Initiatives, Inc.

For More Information

For more information on tax incentives for historic preservation, contact the NPS, the IRS, or one of the SHPOs listed below. Available information includes:

- » NPS publications on appropriate methods to preserve historic buildings. These include *Guidelines for Rehabilitating Historic Buildings*, *Preservation Briefs*, and many others.
- » The Historic Preservation Certification Application (a 3-part form: Part 1—Evaluation of Significance; Part 2—Description of Rehabilitation; Part 3—Request for Certification of Completed Work).
- » Department of the Interior, National Park Service, regulations on “Historic Preservation Certifications.” [36 CFR Part 67].
- » Department of the Treasury, Internal Revenue Service, regulations on “Investment Tax Credit for Qualified Rehabilitation Expenditures.” [Treasury Regulation Section 1.48-12].
- » *Market Segment Specialization Program: Rehabilitation Tax Credit* (available only from the IRS).

National Park Service

Preservation Tax Incentives

Technical Preservation Services

National Park Service

1849 C Street, NW

Washington, DC 20240

tel: 202-513-7270

email: nps_tps@nps.gov

main web: www.nps.gov/tps

tax web: www.nps.gov/tps/tax-incentives.htm

Internal Revenue Service

web: www.nps.gov/tps/tax-incentives/before-apply/irs.htm

Additional IRS website: <http://www.irs.gov/Businesses/Small-Businesses-&-Self-Employed/Rehabilitation-Tax-Credit---Real-Estate-Tax-Tips>

State Historic Preservation Offices

Contact information for the State Historic Preservation Offices can be found at: **www.ncshpo.org**

PLEASE NOTE

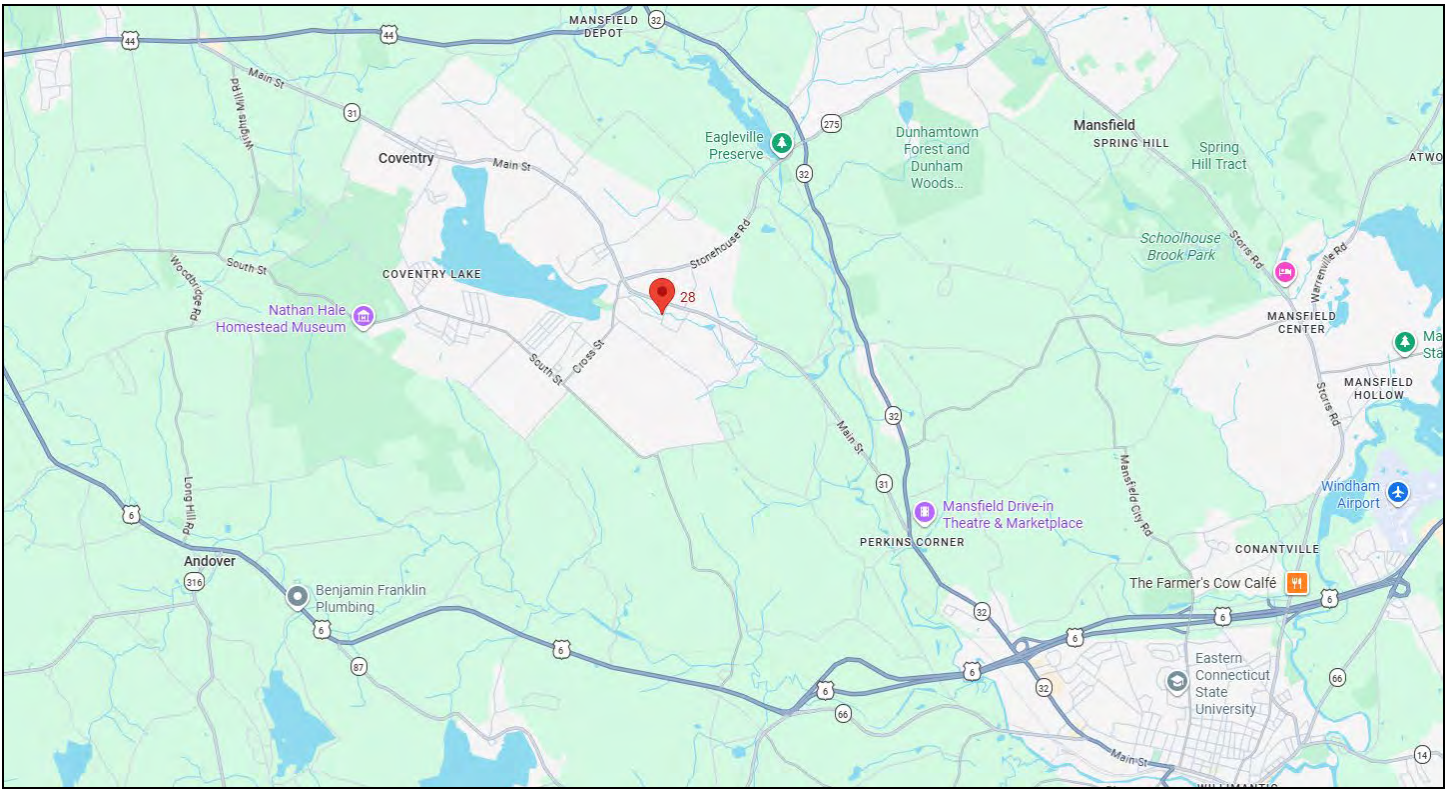
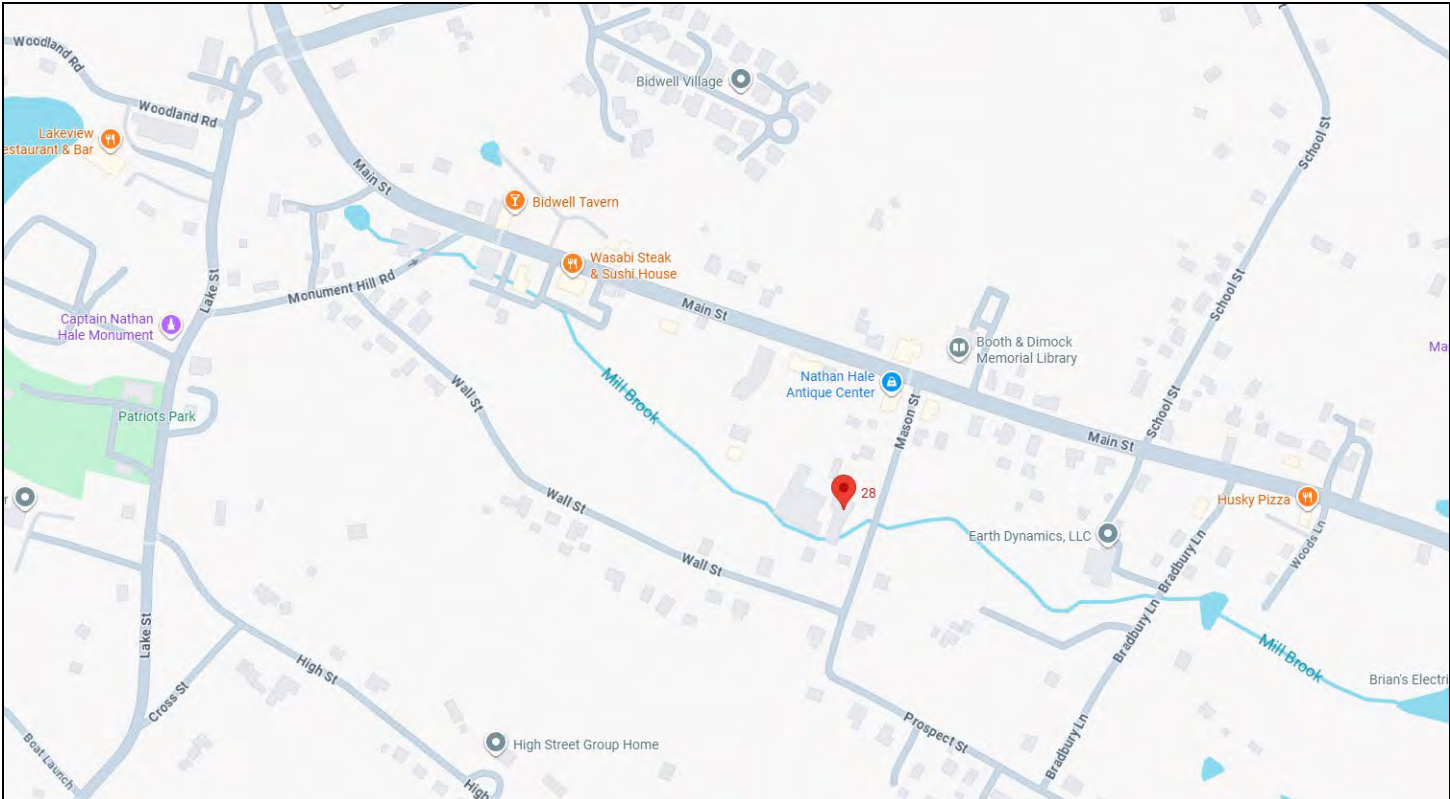
The Historic Preservation Tax Incentives brochure has not been revised to reflect any changes that may be necessary related to Public Law No: 115-97 (December 22, 2017).

Public Law No: 115-97 amends the Internal Revenue Code to reduce tax rates and modify policies, credits, and deductions for individuals and businesses. Section 13402 modifies the 20% Historic Rehabilitation Tax Credit and provides certain transition rules. These and other changes to the Internal Revenue Code may affect a taxpayer's ability to use the 20% tax credit. The law also repeals the 10% credit for rehabilitating non-historic buildings. The text of Public Law No: 115-97 is available at www.congress.gov.

Applicants requesting historic preservation certifications by the National Park Service, as well as others interested in the use of these tax credits, are strongly advised to consult an accountant, tax attorney, or other professional tax adviser, legal counsel, or the Internal Revenue Service regarding the changes to the Internal Revenue Code related to Public Law No: 115-97.

MAP

28-30 MASON ST., COVENTRY, CT





**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE
President**

Phone: 800-521-0111

Fax: 508-362-1073

**JJManning.com
auctions@JJManning.com**

Let JJManning Auction your Valuable Real Estate

Marketing | Experience | Integrity | Results

JJManning Auctioneers specializes in the accelerated marketing of residential and commercial real estate. We work with progressive sellers and real estate brokers to offer dynamic and award-winning marketing solutions.

Call or Visit JJManning.com for a Free Consultation!