

Who qualifies?

A federal and state tax credit is available to owners of historic commercial, office, industrial or rental residential buildings, and a state credit to owner-occupied residential structures. Under either program, structures must be individually listed on the State or National Register of Historic Places, or are a contributing building listed within the Historic Hillsdale Hamlet. New York State also offers a tax credit for rehabilitation of historic barns which are in agricultural use.

To determine if a property is a contributing building within the Historic Hillsdale Hamlet district, please refer to a copy of the Hamlet Survey which is available for viewing at the Roe Jan Community Library and the Hillsdale Town Hall. An abbreviated version of the Survey is available at hillsdaleny.com/historic-survey.

What kind of work qualifies?

A range of interior and exterior work is eligible for the tax credit. This program essentially covers rehabilitation costs across the entire building, inside and out, from top to bottom. It can include smaller projects like putting in a new water heater, or larger ones like a new roof or repairs to historic windows. Total project costs must exceed \$5000 and the scope of work must be pre-approved by the New York State Historic Preservation Office (SHPO).

How can I get preservation advice?

The SHPO provides technical preservation assistance on appropriate methods to preserve and maintain the historic building and qualify for the tax credit. Please contact SHPO before plans are drawn and especially before any construction work begins. It is very important to register for these tax credits BEFORE beginning the project.

What are rehabilitation credits?

The federal government offers a 20% tax credit for the rehabilitation of historic income-producing buildings, which can be matched by a complementary 20% state credit. A separate state credit for owner-occupied homes offers a 20% tax credit for rehabilitation. Both state credits are available through December 31, 2019. The final dollar amount is based on the cost of the rehabilitation, and is taken as a credit against the owner's federal and state income tax obligations.

How is the credit approved?

The rehabilitation work must meet federal preservation standards and be approved by both the NY State Office of Parks, Recreation and Historic Preservation (SHPO), and by the National Park Service.

How do I apply?

To get specific information, including whether or not the property qualifies and an application for the preservation tax credit, please contact:

Sloane Bullough
NYS Office of Parks, Recreation and Historic Preservation (SHPO)
Tel: 518-237-8643, ext. 3252
More information on the NYS and Federal Rehabilitation Tax Credit Programs is available at nysparks.com/shpo/tax-credit-programs

This brochure was compiled by Historic Hillsdale, Alexia Lalli, chair. The committee is available to answer questions at HistoricHillsdale@gmail.com.

