

Historic Preservation Financial Incentives

20% Federal Rehabilitation Tax Credit ([National Park Services – Tax Incentives](#))

- Total credit available equals 20% of the qualifying expenses of your rehabilitation.
- Tax credit is only available to properties that will be used as a business or other income-producing purpose, with a substantial amount being spent on rehabilitating the historic building.
- Applies to any certified rehabilitation of certified historic structures.
- 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.
- Rehabilitation work has to meet the Secretary of the Interior's Standards for Rehabilitation, as determined by the National Park Service.

10% Federal Rehabilitation Tax Credit

- Applies to any non-historic, non-residential Buildings built before 1936.

Tax Benefits for Historic Preservation Easements

- A historic preservation easement is a voluntary legal agreement that permanently protects an historic property.
- A property owner places restrictions on the development of or changes to the historic property, then transfers these restrictions to a preservation or conservation organization.
- A historic property owner who donates an easement may be eligible for tax benefits, such as a Federal income tax deduction.

Property Tax Assessment Freezes ([Illinois Preservation Historic Agency](#))

- Freezes the assessed value of a historic, owner-occupied, principal residence for a 12-year period after rehabilitation of a property.
- A minimum investment of 25% the property's market value, as determined by the County Assessor.
- Must be a certified historic structure.
- **Benefits:**
 - Encouraging the preservation of historic buildings through promotion, recognition, designation, and reuse;
 - Increasing the value of the rehabilitated property;
 - Returning underutilized structures to the tax rolls;
 - Revitalizing and stabilizing neighborhoods and often increasing the amount of available housing in a community; and
 - Sustainably reusing the built environment.

For more information about other incentives, please [click here](#).