



COMPARISON OF FEDERAL AND STATE HISTORIC TAX CREDIT PROGRAMS

	Federal Rehabilitation Tax Credit	Texas Historic Preservation Tax Credit
Credit applies to:	Federal Income Tax	Texas Franchise Tax or Insurance Premium Tax
Credit offered:	20% of qualified rehabilitation expenditures	25% of qualified rehabilitation expenditures
Credit recipient:	Current owner(s)	Current owner(s) May sell or transfer whole or partial credit to others
Eligible applicants:	Individuals, companies, partnerships	Individuals, companies, partnerships, non-profits, and public universities
Eligible building uses:	Income-producing (including residential rental)	Income-producing, non-profit, and public universities
Required historic designation:	National Register of Historic Places (within 30 months of project completion)	National Register of Historic Places, Recorded Texas Historic Landmark, or State Antiquities Landmark (before project completion)
Minimum project cost:	\$5000 or adjusted basis (value of building), whichever is greater	\$5000
Application forms:	3-part federal application (1, 2, 3)	3-part state application that mirrors federal (A, B, C)
Recapture period	5 years	No recapture period
Time limit for use of credits:	Must be claimed in equal amounts over 5 years	5 years, at credit holder's discretion
Architectural oversight:	National Park Service certifies with THC's recommendation	Texas Historical Commission certifies projects NPS reviews first if applying for federal and state
Financial oversight:	Credit managed by the IRS	Credit managed by the Texas Comptroller
Application deadline:	Must apply before project completion, unless building is previously individually designated	Must apply before project completion