

## Review & Compliance

National Historic Preservation Act (NHPA):  
Sections 106 & 110  
State Preservation Laws:  
Burials & State-Triggered Projects  
Covenants

## Grants & Aid

Historic Preservation Fund (HPF)  
Commission for Cultural Centers and  
Historic Preservation (CCCHP)  
Historic Rehabilitation Tax Credits



NEVADA  
**STATE HISTORIC  
PRESERVATION OFFICE**

## Survey & Planning

Nevada Cultural Resource Information  
System (NVCRIS)  
National Register of Historic Place (NRHP)  
State Register of Historic Places (SRHP)

## Outreach

Nevada Site Stewardship Program (NSSP)  
Certified Local Governments (CLG)



NEVADA

**STATE HISTORIC  
PRESERVATION  
OFFICE**

**Rebecca Palmer**  
*Administrator*  
SHPO

**Robin Reed**  
*Deputy*  
SHPO

**James A.  
Settelmeyer**  
*Director*



Nevada Department of  
**CONSERVATION &  
NATURAL RESOURCES**

# Rehabilitation Tax Credits

- 20% credit of certified rehabilitation of certified historic structure
- Promotes community identity, stability, and revitalization through investment credits
- New 2022 impact report numbers: Nationwide, the program has leveraged over \$122 billion in private investment since 1976 and helped completed more than 48,000 projects
- Administered by NPS, IRS, & SHPO



NEVADA  
**STATE HISTORIC  
PRESERVATION OFFICE**



NEVADA  
STATE HISTORIC  
PRESERVATION  
OFFICE

Rebecca Palmer  
Administrator  
SHPO

Robin Reed  
Deputy  
SHPO

James A.  
Settelmeyer  
Director



Nevada Department of  
CONSERVATION &  
NATURAL RESOURCES

# Rehabilitation Tax Credit Basics



The Pink House in Genoa utilized rehabilitation tax credits

- Property must be listed in the National Register (individually or as a district contributor)
- New use must be income-producing (commercial, office, rental residential, etc.)
- Project must meet the *Secretary of the Interior's Standards for Rehabilitation*



NEVADA  
STATE HISTORIC  
PRESERVATION  
OFFICE

Rebecca Palmer  
Administrator  
SHPO

Robin Reed  
Deputy  
SHPO

James A.  
Settelmeyer  
Director



Nevada Department of  
CONSERVATION &  
NATURAL RESOURCES

# Qualified Expenses

The amount of credit available under this program equals 20% of the **qualifying expenses** of your rehabilitation.

- Eligible costs generally include structural and integral building elements such as walls, floors, ceilings, windows, HVAC, wiring, stairs, chimneys, permanent coverings (e.g., tile, wood), fire suppression, plumbing, roofs, partitions, etc.
  
- Soft costs such as architect and engineer fees, construction management, interest and taxes, and developer fees are also eligible
  
- Ineligible costs include acquisition, leasing, demolition, site work, and “moveable” objects such as appliances, carpeting, cabinets, furniture, outdoor lighting, and window treatments



NEVADA

STATE HISTORIC  
PRESERVATION  
OFFICE

Rebecca Palmer  
Administrator  
SHPO

Robin Reed  
Deputy  
SHPO

James A.  
Settelmeyer  
Director



Nevada Department of  
CONSERVATION &  
NATURAL RESOURCES

# Who can apply for preservation tax credits?

## Owners or long-term lessees:

- ▣ of buildings listed in the NRHP
- ▣ of depreciable, income-producing properties such as commercial, industrial, agricultural, or rental residential properties
- ▣ of buildings requiring substantial rehabilitation to be put back in service



1904 Tyson House, Reno  
Tax Credits for rehab into salon



NEVADA

STATE HISTORIC  
PRESERVATION  
OFFICE

Rebecca Palmer  
Administrator  
SHPO

Robin Reed  
Deputy  
SHPO

# Substantial Rehabilitation Test

Project costs must exceed the greater of \$5,000 -OR- the building's *adjusted basis*.

$$A - B - C + D = \textit{adjusted basis}$$

- A = purchase price of the property (building and land)
- B = the cost of the land at the time of purchase
- C = depreciation taken for an income-producing property
- D = cost of any capital improvements made since purchase

James A.  
Settelmeyer  
Director



Nevada Department of  
CONSERVATION &  
NATURAL RESOURCES



1875 Henry Piper House in VC  
Tax credits for bed & breakfast rehab



NEVADA  
**STATE HISTORIC  
PRESERVATION  
OFFICE**

Rebecca Palmer  
*Administrator  
SHPO*

Robin Reed  
*Deputy  
SHPO*

James A.  
Settelmeyer  
*Director*



Nevada Department of  
**CONSERVATION &  
NATURAL RESOURCES**

# The Process

**Process is formalized with 3-part application which is submitted to SHPO (SHPO forwards to NPS).**



1930 Las Vegas Post Office and Courthouse  
Tax credits earned during conversion to Mob Museum

- Part 1 - Evaluation of Significance
  - Part 2 - Description of Rehabilitation
  - Part 3 - Certification of Work
- Final (tax returns) – IRS Form 3468*



NEVADA

STATE HISTORIC  
PRESERVATION  
OFFICE

Rebecca Palmer  
Administrator  
SHPO

Robin Reed  
Deputy  
SHPO

James A.  
Settelmeyer  
Director



Nevada Department of  
CONSERVATION &  
NATURAL RESOURCES

# Tips

- Talk to a tax professional before starting
- Contact the SHPO *early* in your planning process
- Hire architects and contractors familiar with the SOI Standards for Rehabilitation
- NPS is strict about the SOI Standards, but the Rehabilitation Standards have inherent flexibility
- Owner must obtain approval for a project before beginning work
- Projects can be small – over 60% of projects nationwide are under \$1 million, and many are much smaller
- Can be combined with other types of credits, such as the Low-Income Housing Tax Credit



NEVADA  
STATE HISTORIC  
PRESERVATION  
OFFICE

Rebecca Palmer  
Administrator  
SHPO

Robin Reed  
Deputy  
SHPO

# Tax Credits – Additional Info

## Preservation Tax Incentives

- <https://www.nps.gov/subjects/taxincentives/before-apply.htm>

## U.S. Secretary of the Interior's Standards for Rehabilitation

- <https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm>

## Technical Guidance on meeting the Standards

- <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>

## IRS Guidance on Form 3468

- <https://www.irs.gov/instructions/i3468>

## NPS Brochure

- <https://www.nps.gov/orgs/1739/upload/brochure-tax-incentives-2012.pdf>

James A.  
Settelmeyer  
Director



Nevada Department of  
CONSERVATION &  
NATURAL RESOURCES



NEVADA

STATE HISTORIC  
PRESERVATION  
OFFICE

Rebecca Palmer  
Administrator  
SHPO

Robin Reed  
Deputy  
SHPO

James A.  
Settelmeyer  
Director



Nevada Department of  
CONSERVATION &  
NATURAL RESOURCES

# Preservation funding through SHPO



- HPF Grants – Federal pass-through grants
  - Available to CLGs (Reno, Carson City, Storey County, Boulder City, Winnemucca, and Las Vegas)
  - Fund an array of brick & mortar and planning projects, including survey
  
- CCCHP grants
  - Supports “cultural centers”
  - Funding authorized by the state legislature
  - Grant cycle is every two years
  - Available to governmental entities and non-profits
  - Funds for rehabilitation or pre-development



NEVADA  
STATE HISTORIC  
PRESERVATION  
OFFICE

Rebecca Palmer  
Administrator  
SHPO

Robin Reed  
Deputy  
SHPO

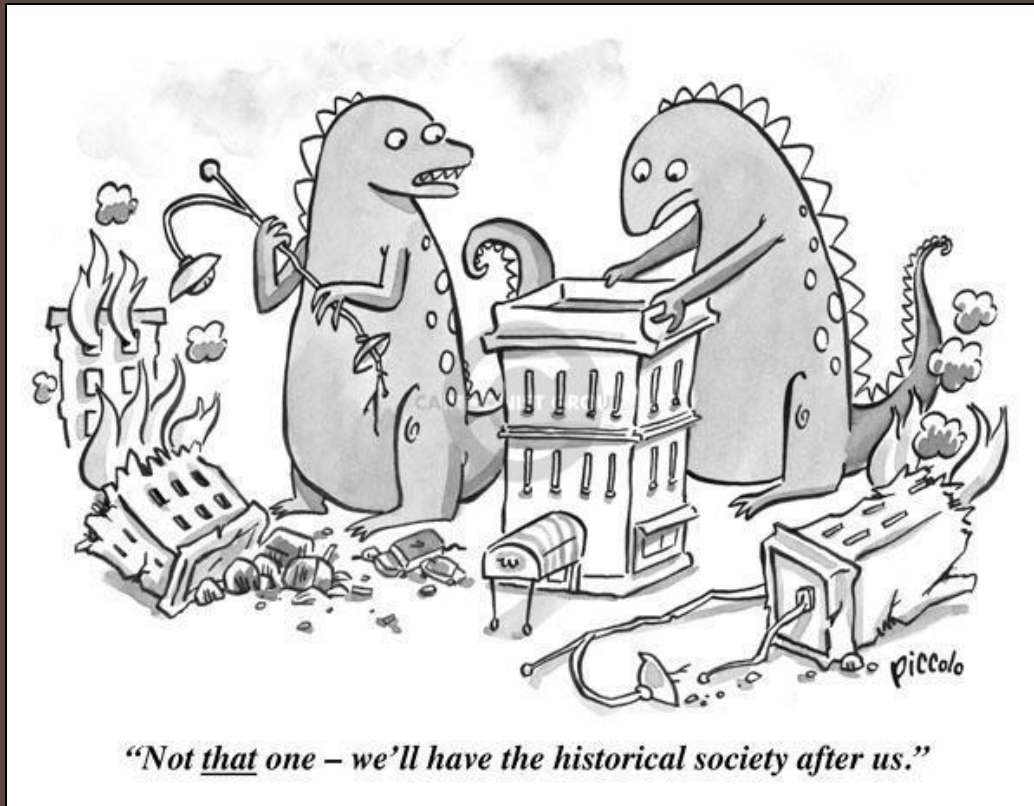
James A.  
Settelmeyer  
Director



Nevada Department of  
CONSERVATION &  
NATURAL RESOURCES

# Incentives used by other municipalities

- Property tax freezes for rehabilitated buildings
- Tax exemptions and abatements
- Low- or no-interest revolving loan programs
- Small grants
- Matching grants
- Fee waivers
- Public improvements (e.g., if a building is rehabilitated, the city agrees to provide new sidewalks, benches, etc.)
- State historic tax credits (NV does not yet have one)
- New Market Tax Credit (rehabilitation in low-income communities)



*“Not that one – we’ll have the historical society after us.”*

## **Contact Info:**

Kristen Brown, Comstock Preservation & History Officer

(775) 847-0281

knbrown@shpo.nv.gov

<https://shpo.nv.gov/comstock-historic-district-commission>