

Colorado Historic Preservation Income Tax Credit

Overview of Tax Credit Programs

There are three historic preservation tax credit programs available to historic property owners in Denver. Use this guide to determine which program is right for you.

For additional information, visit www.denvergov.org/landmark or contact Landmark Preservation.

	Residential Program	Commercial Properties – Denver Program	Commercial Properties – State Program
Eligible Properties	More than 50 years old and historically designated (local or state)	Same	Same
Who Can Apply	Owner-occupants of residences, and/or residential tenants with leases of 5 years or more	Property owners and/or tenants with leases of 5 years or more	Property owners of income-producing properties, or tenants with leases of 39 years or more
Eligible Projects	Project cost must exceed \$5,000; see customer guide for eligible work items	Project cost must exceed \$5,000; see customer guide for eligible work items	Project costs must exceed 25% of original purchase price of property minus land value. Some limits to eligible work items
Tax Credit Cap	20% of qualified project costs, capped at \$50,000 per property; resets with new ownership or after 10 years	20% of qualified project costs, capped at \$50,000 per property	25% for small projects and 20% for portion of project over \$2 million. Capped at \$1 million per calendar year. Availability of tax credit is based on availability of state funds
Project Completion Times	No time limit to complete project	Project must be completed within 24 months	Some time limits apply
Transferability of Credit	None; credits stay with original applicant	None; credits stay with original applicant	Owners, including non-profits, may use, transfer or sell credits
Recapture	No recapture of credits	State recaptures part or all of credit if sold within 5 years (sliding scale)	No recapture of credits
Application & Review Process	Apply with Denver Landmark Preservation ; 90 day maximum review times	Apply with Denver Landmark Preservation ; 45 day maximum review times	Apply with State of Colorado ; 120 day maximum review times

Note: This is not a comprehensive list of all program requirements. Please refer to Colorado Revised Statutes CRS 39-22-514 and 514.5, and any additional state rules and requirements.

www.denvergov.org/landmark