

Key points and cautionary reminders about the credits:

- Only certified historic structures will qualify for the credits. A "certified historic structure" is defined as a building that is listed in the **National Register of Historic Places**, either individually or as a contributing building in a National Register historic district, or as a contributing building within a local historic district that has been certified by the Secretary of the Interior.
- A property is listed in the **National Register of Historic Places** by a nomination, which is a research report prepared according to detailed state and federal guidelines. The final authority on National Register listing is the federal Keeper of the National Register in Washington, D.C. In its role as administrator of the National Register program in Maine, the Maine State Historic Preservation Office is charged with ensuring that nominations forwarded by the State Historic Preservation Officer to the Keeper are complete and correct. The State Historic Preservation Office provides direction to preparers but generally does not write nominations for purposes of the tax credit. Most nominations are prepared by private consultants [this list is in [Adobe Acrobat Reader](#) format] hired by property owners, local governments, or private non-profit organizations. The nomination process typically takes a minimum of six months, and may take much longer. For more information regarding the National Register nomination process, please contact Christi Mitchell at the Maine Historic Preservation Commission: Christi.Mitchell@maine.gov or 207-287-1453.
- If Maine's **Substantial Rehabilitation Credit** is applied for, the rehabilitation expense must exceed the greater of the "adjusted basis" of the building or \$5,000 within a 24 month period, or a 60 month period for phased projects. For Maine's **Small Project Rehabilitation Credit**, the certified qualified rehabilitation expenditures must be between \$50,000 and \$250,000 within either a 24 month or, if the project will be completed in phases, a 60 month period.
- All rehabilitation work must meet the **Secretary of the Interior's Standards for Rehabilitation**. Applications for Maine's Substantial Rehabilitation Credit are subject to a joint review by the Maine State Historic Preservation Office and the National Park Service, with final authority resting with the National Park Service. Applications for Small Project Rehabilitation Credit are reviewed solely by the State Historic Preservation Office. However, any building that is the subject of the rehabilitation must be listed in the National Register of Historic Places before it will become a "certified historic structure", which means that it must be approved by the Keeper of the National Register. Rules for Maine's historic rehabilitation tax credit program are promulgated by the Maine Historic Preservation Commission.
- The credits cannot be claimed against the cost of acquisition, new additions, site work, or personal property. Only costs incurred in work upon or within a historic structure will qualify. Interior work such as HVAC work and kitchen and bathroom remodelings will qualify if the work meets "The Secretary of the Interior's Standards for Rehabilitation."

Property owners are **strongly advised** to consult with the Maine Historic Preservation Commission **before beginning a rehabilitation** to resolve potential design and rehabilitation problems that could result in denial of the credits.