

CONTACT INFORMATION

For additional information on tax credits and other preservation information in Washington County, Maryland please contact:

Washington County Planning and Zoning Department
100 West Washington Street, Suite 2600
Hagerstown, Maryland 21740
Call 240.313.2430 or online at www.washco-md.net

The **National Park Service** offers preservation guidelines that describe the recommended treatment of historic structures and other preservation issues:

Preservation Briefs www.nps.gov/tps

Secretary of the Interior's Standards and Guidelines
www.nps.gov/tps/standards/treatment-guidelines-2017.pdf

State and Federal Tax Credits

The **Maryland Historical Trust** administers the Maryland and the Federal Historic Revitalization Tax Credit Programs. For general information call 410.697.9535 or 410.697.9560

Recommended

Not Recommended

- | | | |
|----------------------------------------------------------------------------------------------------------------|---|----------------------------------------------------------------------------------------------------------------------------------------|
| Install a new roof with like materials or materials appropriate for the date, design and style of the building | ↔ | Replacing an entire slate roof with asphalt shingles when only spot repairs are necessary |
| Repair, refurbish or rehabilitate wood windows and replace only broken panes of glass | ↔ | Replacing an entire window with a window of a different style or material; changing the size of the window opening |
| Repair steps, railings or trim on a porch with like material and design | ↔ | Removing an original exterior feature such as a porch and replacing it with an inappropriate or non-compatible new design or materials |

Washington County
MARYLAND



HISTORIC PRESERVATION

TAX CREDITS

WASHINGTON COUNTY PLANNING AND ZONING
WASHINGTON COUNTY HISTORIC DISTRICT COMMISSION
WASHINGTON COUNTY HISTORICAL ADVISORY COMMITTEE

TAX CREDITS PROGRAMS

10% COUNTY TAX CREDIT

Qualified rehabilitation, restoration, or preservation to a contributing structure within the HP

plus an additional

5% COUNTY TAX CREDIT

Qualified new construction attached to an existing historic structure - *exterior only*

IMPORTANT NOTE - Inclusion on the National Register does not automatically make structures eligible for County Tax Credits. Owners must apply for and receive HP zoning.

20% STATE TAX CREDIT

Administered by the Maryland Historical Trust. Qualifying rehabilitation expenditures in a 24-month period must exceed \$5,000. The credit is deducted from the amount of state income tax due for the calendar year in which the project was completed. In the event the tax credit exceeds the amount due, the state will issue a refund for the overage

20% FEDERAL TAX CREDIT

Administered by the Maryland Historical Trust. Qualifying commercial rehabilitation expenses must exceed the greater of \$5,000 or the adjusted basis of the building. The tax credit is deducted from applicant's Federal Income Tax

Tax credits may be combined. For example, a commercial structure in a National Register Town can be eligible for up to 55% tax credits: 20% Federal, 20% State, 10% County, and 5% for exterior new construction.

RESIDENTIAL OR COMMERCIAL

Historic properties with Washington County Preservation Zoning (HP)

Antietam Overlay Historic Sites (AO)

Privately owned structures within one of the AO zones and listed on the Maryland Inventory of Historic Properties

RESIDENTIAL PROPERTIES

National Register of Historic Places with added HP Zoning

Individually listed NR Historic Properties with County HP zoning

Within Towns Listed on the National Register of Historic Places

Contributing Historic Structures in Municipalities with appropriate zoning designation and design guidelines that are administered by the town Historic District Commission.

COMMERCIAL PROPERTIES National Register of Historic Places with added HP Zoning

Income-producing NR structure with added HP Zoning. This may include rental properties, outbuildings, barns, etc.

Within Towns Listed on the National Register of Historic Places

Income-producing contributing historic structures in municipalities with appropriate zoning designation and design guidelines that are administered by the town Historic District Commission. This may include rental properties, outbuildings, barns, etc.

The purpose of the tax credit program is to encourage and reward sensitive and appropriate rehabilitation to historic structures. Contact the County Planning and Zoning office and familiarize yourself with the entire process and the credits for which you may be eligible before you begin your project.

What is an HP or AO District?

Owners of historic properties must voluntarily apply for and receive Historic Preservation District zoning (HP), or be located in an Antietam Overlay district (AO). In these districts, any exterior activity that requires a building permit will be reviewed by the Historic District Commission (HDC). This includes construction, reconstruction, relocation, restoration, rehabilitation, modification, enlargement, conversion, or demolition to any portion of the exterior features. HP zoning provides a mechanism for the HDC to review the appropriateness of an activity.

What is a tax credit?

The Washington County Historic Tax Credits are a reduction of your annual county property tax. A credit of 10% of the project costs is available for restoration, renovation, rehabilitation, or preservation to the exterior of a contributing building. Additionally, a credit of 5% of project costs is available for new construction when attached to a contributing structure. All work must be pre-approved, and completed according to the permit and design guidelines for tax credits to be awarded. Credits are good for up to five consecutive tax years.

What structures are eligible?

The building must be a contributing structure located within an HP or AO. Within a National Register municipality, the town must have adopted appropriate zoning and design guidelines that are administered by a Historic District Commission. Only contributing structures are eligible for tax credits.

What kind of work is eligible?

The work must be restoration, renovation, rehabilitation, or preservation of a contributing structure. The work must comply with the zoning preservation design guidelines. The goal is to minimize the destruction of the historic fabric with a thoughtful and sympathetic design. Generally, the least amount of change to the building's historic design and original architectural fabric is the preferred approach. Maintenance expenses are not eligible for credits.

What are the Preservation Design Guidelines?

Design guidelines provide technical reference to help property owners understand the value and methods of preserving and maintaining the essential character of their property and recommended methods for preservation. The HDC refers to these guidelines when reviewing your application to ensure all phases of your project are appropriate. Seeking professional assistance in major preservation projects is recommended.

How do I apply?

Submit your completed permit application with construction drawings to the Planning and Zoning Department. The application is then forwarded to the HDC for review of appropriateness. The application must be approved by the HDC before construction. Complete the project according to approved plans. Save all receipts, and any documentation that support your application. Before and after photographs of the project are highly recommended. After the final building inspection, apply for the tax credits. Attend the Historic District Commission meeting to support and explain your project and application.