

## Historic Tax Credit Improvement Act of 2015 Introduced in House

**Representative Mike Kelly** (R-PA) and **Rep. Earl Blumenauer** (D-OR) along with 8 other original cosponsors introduced the Historic Tax Credit Improvement Act of 2015 (H.R. 3846) in the House of Representatives. Companion legislation is expected to be introduced by **Sen. Susan Collins** (R-ME) and **Sen. Ben Cardin** (D-MD) in the Senate as early as next week. This important bill takes several steps improve and expand the Historic Tax Credit (HTC) program and if passed would be the biggest change to the HTC in 30 years.

HR 3846 would expand the tax credit for "small sized transactions" from 20% to 30%. Small sized transactions are defined as projects with less than \$2.5 million in qualified rehabilitation expenditures. The bill also simplifies the process of transferring historic tax credits to investors for projects under \$2.5 million. The changes are aimed at expanding the eligibility of historic buildings that could use the historic tax credit and making it more attractive for redevelopment in small, midsize and rural communities. The tax credit would also work better in conjunction with state HTCs by eliminating the federal tax on state HTC proceeds.

The bill enjoys strong bipartisan support with 5 Democrats and 4 Republicans signed on as cosponsors. The bill has been referred to the House Ways and Means Committee. Preservation Action praises Rep. Kelly and Rep. Blumenauer for their leadership on this important bill and encourages quick action by the House and Senate.