

ABSTRACT

CREATIVE PROJECT: The Non-Profits' Guidebook to the Syndication of Federal Historic Tax Credits

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This creative project develops a manual for a non-profit organization to syndicate their Federal Historic Tax Incentives administered by the National Park Service to an investor in exchange for cash equity used during the rehabilitation of a certified historic structure. Under the Internal Revenue Code (IRC) Section 501(c) organizations, organizations organized under this code are exempt from some federal income taxes. The Federal Historic Tax Credits offer a dollar-for-dollar reduction of federal income tax liability to private investors to preserve and reuse certified historic and older buildings. Non-profit organizations are tax-exempt, therefore, ineligible for the Federal Historic Tax Credits Program. Non-profits are eligible if they create a for-profit entity that will syndicate or "sell" the Federal Tax Credits to a tax investor who will invest equity into the historic building. The guidebook provides information for historic preservation laws, National Parks Service Tax Incentives Program, and Internal Revenue Codes that pertain to historic tax credits. The guidebook instructs the non-profit on how to rehab a historic building using Federal Historic Tax Credits.