

## LOCAL TAX CREDITS FOR HISTORIC RESIDENCES

The Town of East Greenwich allows certain residential property owners to claim a tax credit for work on their historic properties under Chapter 21, Article III of the Municipal Code of Ordinances.

### GUIDELINES

- Applications for the tax credit are made through the Tax Assessor's Office. There is no application fee.
- The Chair of the Historic District Commission will, at the request of the RIHPHC, inspect the work for which the tax credit is proposed to determine the completeness and appropriateness of the project in accordance with the Secretary of the Interior's Standards for Rehabilitation.
- Once approved by the State RIHPHC, the local Tax Assessor shall certify that the project complies with the guidelines.
- If certified by the Tax Assessor, the Town will provide up to a 20 percent reduction in property tax liability each year for a period of up to five (5) years to an owner of an owner occupied historic residence who incurs substantial maintenance or rehabilitation costs in accordance with the Ordinance.
- The reduction in property tax liability each year shall be equal to 4 percent of the total cost of such maintenance and rehabilitation. All work must be certified, through the HDC, by the RIHPHC.
- A maximum of 20 percent of the total property tax bill for each year may be reduced.

### RESTRICTIVE COVENANT REQUIRED

Any historic residence that benefits from the provisions of this local tax credit must grant a restrictive covenant to the RIHPHC agreeing that the house shall retain its use and be maintained in a manner which preserves the rehabilitated portions and the historic residence's historic character for a period equal to the length of the property tax reduction, or until title to the property is transferred. The RIHPHC can be contacted at 401-222-2678.

ELIGIBILITY

Your property may qualify for a historic residence tax credit if it is listed individually or as part of a District in the State Register of Historic Places or if it is covered by local Historic Zoning per Article XI of the East Greenwich Zoning Ordinance. Most exterior repairs to residences located in these areas will qualify for the local tax credit, provided that the work meets the Standards of Review provided with the Historic District Commission Application. As a general rule, original materials should be repaired and retained. If they are beyond repair, they should be replaced *in kind*. The tax credit is *not* allowed for interior work, new construction, landscaping, outbuildings or replacement windows.

***Examples of Qualified Projects Include:***

- |                    |  |
|--------------------|--|
| Painting           | Exterior Walls                           |
| Roof               | Porch                                    |
| Structural Repairs | Storm Windows/Reglazing Original Windows |
| Trim and Ornament  | Repointing Foundations or Chimneys       |

All exterior work requires local Historic District Commission review and approval. This is a separate application process conducted through the Planning Department. Some work may require review *before* it commences. If you have questions about your property or your project’s eligibility, or about the local historic commission approval process, please call the Planning Department at 401-886-8645.

FOR ADDITIONAL INFORMATION

Questions may be directed to the East Greenwich Tax Assessor in the Finance Department of Town Hall, 125 Main Street, 886-8614.

TOWN OF EAST GREENWICH  
FINANCE DEPARTMENT/ASSESSMENT DIVISION  
HISTORIC RESIDENCE TAX CREDIT APPLICATION

I/We \_\_\_\_\_ as the owner(s) of the property herein described, make application, as required, for the benefits provided by Chapter 21, Taxation, Article III, Historic Residence Tax Credit, of the East Greenwich Municipal Code of Ordinances.

1. Name of Owner(s) \_\_\_\_\_
2. Mailing Address of Owner(s) \_\_\_\_\_
3. Street Address of Property \_\_\_\_\_
4. Assessor's Plat \_\_\_\_\_ Lot #(s) \_\_\_\_\_
5. Assessment: Land \$ \_\_\_\_\_ Building \$ \_\_\_\_\_
6. Date Property Acquired \_\_\_\_\_
7. Purchase Price \_\_\_\_\_
8. Describe the property and the improvements proposed or recently completed:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.
9. Describe any public financial assistance applied for or received for the project. Examples include local housing rehabilitation funds or lead abatement grants. Include amounts, source, and current status.  
\_\_\_\_\_  
\_\_\_\_\_.
10. On the following page, provide information on each element of the project including the name of the contractor, cost, dates the project started and was completed, date of Historic District Commission Approval, etc. The following are required to be attached to this application: Bills, receipts and/or cancelled checks for all work to show cost and provide evidence of payment; copy of the HDC's approval of the work; and before and after photographs.

Owner(s) Signature \_\_\_\_\_ Date \_\_\_\_\_

Project Activity	Cost	Name of Contractor	Project Start Date	Completion Date	Date of HDC Approval

The described property was inspected on \_\_\_\_\_(Date) by the Commission as to the maintenance or rehabilitation of said historic residence and does conform to the Commission guidelines as set forth in The Town’s Municipal Code or Ordinances, Chapter 21, Article III.

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Date

As Assessor for the Town of East Greenwich, I do hereby certify that said residence does conform to the relevant guidelines.

\_\_\_\_\_  
Assessor

\_\_\_\_\_  
Date

