

ANDERS REAL ESTATE AND CONSTRUCTION

MISSOURI HISTORIC TAX CREDITS

Historic tax credits are a valuable incentive for the redevelopment of both commercial and residential historic structures. This program promotes private sector rehabilitation of historic buildings and economic development. The Missouri Department of Economic Development (MODED) has established specific guidelines related to the tax credits.

CPAs can offer valuable cost savings advice for anyone venturing in the redevelopment of a historic building. If total project costs (excluding acquisition) are less than \$250,000, the applicant must engage a CPA to compile the list of project expenditures in the format specified by the MODED. If total project costs are \$250,000 or more (excluding acquisition), a CPA licensed in the State of Missouri must be engaged to perform an examination of the list of project expenditures, and opine that all costs adhere to program guidelines. The Anders Historic Tax Credit team has extensive experience working with a variety of other tax credit types including Neighborhood Preservation Act tax credits.

THE ANDERS SOLUTION

Using in-depth knowledge of the Missouri Historic Tax Credit Program and contacts with the MODED, Anders has successfully produced significant savings for clients. A CPA is required for tax credit projects and we have provided invaluable advice to our clients. Some of the services we can provide include:

- Providing compilation and examination services required by the MODED guidelines
- Developing and formatting the MODED prescribed EXP-Form to summarize project costs
- Organizing invoices and bank statements to create an efficient process that eliminates excessive fees
- Identifying what costs are qualified versus non-qualified under the MODED's guidelines
- Providing tips and advice on how to maximize total qualified costs so that no dollar in credits is wasted

STRUCTURE ELIGIBILITY

In the state of Missouri, a building must achieve certain requirements for it to be eligible to receive Historic Tax Credits. The structure must be:

- Individually listed on the National Register of Historic Places
- A contributing structure in a National Register Historic District (or be in a local historic district certified by the U.S. Department of the Interior)
- Rehabilitation costs must be 50% or more of the acquisition cost of the property
- Rehabilitation plans must be approved by the Missouri State Historic Preservation Office

TALK WITH AN ADVISOR TODAY.

Dave Finklang, CPA/CGMA, MBA
314-655-5566 | dfinklang@anderscpa.com