



MISSOURI DEPARTMENT OF
ECONOMIC DEVELOPMENT

Missouri State Historic Tax Credit Update

Department of Economic Development (DED) published final rules

In 2018, SB 590 changed the way the Missouri State Historic Tax Credit program is administered by introducing a scoring process for large projects and setting aside a portion of the annual cap for projects in designated census tracts. The new rules go into effect on October 31, 2019. A few take-aways that were clarified during the comment period.

- A project can **opt to be a "small" project** and claim less than \$1.1 million in qualified rehabilitation expenditures (\$275,000 in credits) to avoid the scoring process and the limits of application periods
- **Soft costs** are allowed to be incurred one year prior to DED receipt of a preliminary application. Soft costs include architect, engineering, and other consultant fees, construction management costs, reasonable developer fees, etc.
- **Hard costs** are allowed on or after the date on which DED receives the preliminary application
- Applicants requesting **excess tax credits** are required to submit a separate application which are subject to the provisions regarding priority and approval

See detail in the state register [here](#)



Redevelopment Potential

View our current list of properties that may be good candidates for historic tax credit rehabilitation [here](#)
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