



National Trust for  
Historic Preservation®  
*Save the past. Enrich the future.*



## Federal Historic Tax Credit Fact Sheet

The Federal Historic Tax Credit (HTC) is a 20% credit applied to qualified rehabilitation expenses for certified historic structures distributed over 5 years (4% per year). It represents, by far, the largest federal investment in historic preservation.

- The HTC **encourages private investment** in historic buildings. The credit attracts private capital—approximately \$181 billion since inception—to revitalize often vacant and underutilized properties that have a financing gap between what banks will lend and what rehabilitation will cost.
- The credit generates new economic activity. According to the National Park Service HTC Impact Report (2021), since its inception, the rehabilitation of over 47,000 historic buildings has **created nearly 3 million jobs** and has **produced over 185,000 low- and moderate-income affordable housing units**.
- The NPS 2020 study concluded that the HTC **returns more to the Treasury than it costs**. The HTC has generated \$39.4 billion in federal tax revenue from the \$34.3 billion in federal tax credits.
- According to the HTC FY2020 Annual Report (NPS), **75% of HTC projects were in economically distressed areas**.
- **Thirty-nine states** recognize the economic development potential of historic rehabilitation and **have enacted individual state HTC programs** that work in tandem with the federal program.
- The credit is used in both larger urban areas and smaller towns. In 2020, **40% of projects were in communities with populations under 100,000**.
- According to the NPS HTC Annual Report in 2021, approximately **47% of projects are under \$1 million in rehabilitation development costs** (less than \$200,000 in credits).