



PRESERVATION INCENTIVES for HISTORIC PROPERTIES

The following is a list of resources and considerations pertaining to historic preservation:

1. **Rehabilitation Ad Valorem Tax Exemption**

Local program for qualifying residential or non-residential historic properties that exempts up to 12.1 mils of certain property taxes for a ten-year period. The program allows approximately \$121 per every \$10,000 of qualified expenses spent on an approved rehabilitation. For a \$50,000 rehabilitation, this would equal approximately \$605 saved every year, or over \$6,000 over the ten-year period. There is presently no cap to the calculable rehabilitation expenses exempted. (*St. Petersburg City Code Section 16.30.070.7.4*) This benefit applies to property that is individually listed in the National Register of Historic Places, is designated individually as a Local Historic Landmark, or is identified as a contributing resource within a National Register Historic District or local historic district.

2. **Rehabilitation Tax Credit**

Federal program for qualifying income-producing historic properties that allows a direct dollar for dollar reduction in the amount of income taxes owed. The amount of credit is 20% of the qualifying cost of the rehabilitation. For a \$50,000 rehabilitation, this would equal a \$10,000 credit on federal income taxes. This benefit applies to property that is individually listed in the National Register of Historic Places, or is identified as a contributing resource within a National Register Historic District

3. **Courtesy Design and Maintenance Assistance**

City staff is credentialed in historic preservation and architectural history, and routinely provides courtesy assistance to the owners of historic properties with their maintenance and design decisions.

4. **Adaptive Reuse**

Landmark buildings may be re-purposed for land use types that are otherwise prohibited within the applicable zoning category. (*St. Petersburg City Code Section 16.30.020*). This benefit applies to property that is individually listed in the National Register of Historic Places, or is designated individually as a Local Historic Landmark.

5. **Certificate of Appropriateness Program (COA)**

Local program for qualifying historic properties that allows streamlined design review for certain rehabilitation or restoration projects. In addition, compatibility input and historic research are also available for qualifying historic properties at no additional cost. This benefit applies to property that is designated individually, or is located within a local historic district.

6. **Floor Area Ratio Exemption**

Qualified local historic landmark properties are exempt from inclusion in the gross floor area calculation, meaning it has no depreciative impact on the development potential of new construction. (*St. Petersburg City Code Section 16.20.120.6.1*) This benefit applies to property that is designated individually as a Local Historic Landmark. Designation may be processed simultaneously with development approvals.

7. **Florida Building Code Exemption**

Pursuant to Section 1201 of the Florida Building Code, certain exemptions may be granted to protect the elements, spaces, and features that make qualified buildings historic or architecturally significant. Contributing resources within a National Register district and local historic landmarks can both qualify for this exception. For more information: <http://goo.gl/NgsU2f>.

8. Transfer of Development Rights for Historic Properties

Qualified local historic landmark properties may receive financial benefits through the sale of certain development rights attributable to other property owners who purchase them.

9. Certified Local Government Grants and Assistance

As a certified local government in historic preservation, matching grants are available for qualifying historic properties from the State of Florida for historic surveys, design assistance, acquisition, and rehabilitation preservation projects. Several grant categories are available with the most common for a small matching grant up to \$50,000, while special category grants are available up to \$500,000. Eligible applicants include state agencies, universities, local governments and units of local governments, as well as non-profit organizations. This could be a larger award where the owner or tenant qualifies, or a smaller award where the City partners to develop streetscape improvements and other enhancements, such as interpretative signage. For more information: <http://goo.gl/C6wwYK>.

10. Conservation / Preservation Easement Incentive

Pursuant to FL Statute 704.06, tax deductions are available for donating certain architectural easements held by a local, state, and federal non-profit organization or government. A preservation easement is a voluntary legal agreement that protects a significant historic, archaeological, or cultural resource. An easement provides assurance to the owner of a historic or cultural property that the property's intrinsic values will be preserved through subsequent ownership. In addition, the owner may obtain certain tax benefits. For example, a façade easement donation allows a historic property to be used as it currently is, as well as, allowing compatible changes into the future, while preserving its exterior character and possibly increasing the economic viability of the building to future tenants. The Snell Arcade, located at the intersection of Central Avenue and 4th Street North, is one example of a building with an existing façade easement.

11. Florida Coastal Partnerships Initiative

As a linked program, matching grants and funding may be available locally through the State of Florida for historic working waterfronts and disaster-prone historic resources for improving resiliency to coastal hazards, revitalization, small construction projects, etc. Awards typically range from \$30,000 and no less than \$10,000 for construction projects or land acquisition; and no more than \$15,000 and no less than \$10,000 for planning, design and coordination activities.

12. Florida Mitigation Assistance Program

Funding is available through local communities, the State of Florida, and FEMA for retrofitting historic properties to become less prone to flooding. This includes design and construction assistance.

13. Brownfields Grants


As a linked program, a variety of grants may be available for historic properties affected by, or having a perception of being affected by contamination. This includes federal tax incentives, grants for technical assistance and assessments, loans, etc. For more information: <http://goo.gl/yBwEqx> or contact Brian Caper, Economic Development Division, (+1) 727-893-7035.

14. Community Development Block Grant (CDBG) funding

An array of funding and assistance is available for historic preservation activities within CDBG areas and neighborhoods including historic surveys, plans, rehabilitation, etc.

CITY OF ST. PETERSBURG’S HISTORIC PRESERVATION MAP MODULE

In order to identify the status of your property, please visit the City of St. Petersburg’s Historic Preservation map module, an interactive mapping feature:

1. Click on the link: <http://goo.gl/R8LOfh>
2. Click on the following icon to reveal information layers: 
3. Click on the small arrow to the left of each check box to reveal additional sub-layers of information
4. Click on the checkbox to activate a layer for viewing on the interactive map
5. Enter your street address into the search box at the upper left corner or manually zoom