



# PRESERVATION INCENTIVES for HISTORIC PROPERTIES

The following is a list of resources and considerations pertaining to historic preservation. Eligibility will vary based on location, historic integrity, and designation status of the property. Please contact the City's Historic Preservation Office for further information.

## 1. **Rehabilitation Ad Valorem Tax Exemption**

This local program exempts owners from some property taxes based on the value added to qualifying historic properties by certain rehabilitation projects. The exemption is valid for a period of ten years and can apply to up to 12.1 mills of property taxes. There is presently no cap to the calculable rehabilitation expenses exempted, but the cost of a project must exceed 10% of the property's beginning value to qualify (*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. **Federal Rehabilitation Income 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 income-producing 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, rehabilitation, and design decisions.

## 4. **Adaptive Reuse**

Landmarked buildings may be re-purposed for certain uses that are otherwise prohibited within the applicable zoning category (*St. Petersburg City Code Section 16.30.020*). A property must be individually listed in the National Register or St. Petersburg Register of Historic Places to qualify.

## 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 within the Downtown Core 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.

**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. Historic Preservation and Conservation Grant Program, Intown Redevelopment Plan.**

In 2018, City Council approved up to \$5 million in the Intown Redevelopment Plan budget to support the continued rehabilitation and conservation of historic properties located within the Intown Redevelopment Area. Funding is allocated to eligible properties through a competitive grant process. Applicants are eligible for a matching grant up to \$250,000, not to exceed more than 50 percent (%) of the total eligible project costs. In 2019, five (5) projects received a total \$808,787.

**10. Certified Local Government Grants and Assistance**

As a certified local government in historic preservation, matching grants are available for qualifying governmental organizations and nonprofits 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 projects include awards to property owners or tenants, as well as smaller award in which the City partners to develop enhancements and planning tools, such as interpretative signage or historic resource surveys.

**11. Conservation / Preservation Easement Incentive**

Pursuant to FL Statute 704.06, tax deductions are available for donating certain architectural easements held by a local, state, or 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 4<sup>th</sup> Street North, is one example of a building with an existing façade easement.

**12. 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.

**13. 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.

**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: [Historic Preservation Map Module](#)
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