



## GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS

### Locally Designated Historic Tax Credit Program

#### Frequently Asked Questions

**1. When will the program start?**

We will begin accepting applications on October 1, 2025. However, a signed Part A letter will not be provided until January 1, 2026 (we will provide review comments in about 30 days of the review fee being paid). Keep in mind that legislation states that projects may not start construction prior to January 1, 2026, if they want to be eligible for this program.

**2. What if I don't know whether my property is both locally designated and listed on the National Register?**

Please contact [taxincentives@dca.ga.gov](mailto:taxincentives@dca.ga.gov) with the address of your property, date of construction, and current photos of the front and two sides so we can confirm whether your property is listed in the National Register (and considered contributing if listed as part of a historic district).

**3. Does approval by HPD mean all project reviews are done?**

No. You may still have to present your project before the local historic preservation commission. Their decisions may differ from HPD's. Additionally, if any changes are made to the proposed work, those changes should be submitted as an amendment to be reviewed by HPD.

**4. Should HPD review my project before I submit for a local COA?**

Since the local review process can be more time intensive due to their meeting schedule, we recommend submitting to HPD first. However, ultimately it is up to the applicant to decide what review process works best for them. It is important to understand that HPD Standards and local design guidelines may conflict with each other, so it should not be assumed that local approval will automatically mean HPD approval or vice versa.

**5. HPD and my local Historic Preservation Commission don't agree about my property's integrity or the proposed work. What do I do?**

Contact [taxincentives@dca.ga.gov](mailto:taxincentives@dca.ga.gov) so we can explore your options.

**6. What if there is no local historic district?**

The project is not eligible for tax credits under the Locally Designated Historic Tax Credit program. If your local municipality is interested in pursuing a district, contact [outreach@dca.ga.gov](mailto:outreach@dca.ga.gov)

**7. I own a rental property or rental house that is locally designated – can I apply under the Historic Home program?**



No, the Historic Home program is only available for primary residences. In order for locally designated properties to be eligible for tax credits, it must be designated as the owner's primary residence. If the property in question is listed in the National Register, it may be eligible for other historic preservation tax credits, contact [nationalregister@dca.ga.gov](mailto:nationalregister@dca.ga.gov) to check.

**8. Since my house is locally designated does that mean I am eligible for the Georgia or National Registers?**

The designations are independent of each other. Neither local designation nor eligibility to apply for the State Income Tax Credit Program for Rehabilitated Historic Property as a locally designated property constitute eligibility for the Georgia and/or National Register. Questions about the Georgia or National Register, or if interested in listing your property on the Georgia or National Register, please contact [nationalregister@dca.ga.gov](mailto:nationalregister@dca.ga.gov)

**9. What are DCA's Standards?**

DCA's Standards follow the same format as the Secretary of the Interior's Standards for Rehabilitation. These ten statements guide our review process and help the applicant understand what work can or cannot be approved as part of their rehabilitation. [LINK TO STANDARDS](#)

**10. Are the DCA Standards the same as my local design guidelines?**

DCA's Standards are not local design guidelines. The Standards and local guidance can conflict with one another, so it should not be assumed that because a project was approved by the local design commission that it will be approved for tax credits or vice versa.

**11. Is my locally designated property eligible for the Preferential Property Tax Assessment Program (property tax freeze)?**

No, per the legislation, that program is only available for properties that are listed in the Georgia and/or National Register, or in the process of being listed.

**12. How do I find my Local Contact?**

- a. Find your local government's website and look for a historic preservation commission. The contact for the historic preservation commission will either complete the form or direct you to who in the local government has the authorization to sign the form.
- b. If there is no contact information for a commission, contact the Planning Department, City Clerk, or Administrators.
- c. If you cannot find any contact information, email [outreach@dca.ga.gov](mailto:outreach@dca.ga.gov), and we can assist in identifying a contact.