



DENVER
THE MILE HIGH CITY

Downtown Historic District Tax Rebate Program Ordinance Update

Land Use, Transportation and Infrastructure Committee

August 30, 2022

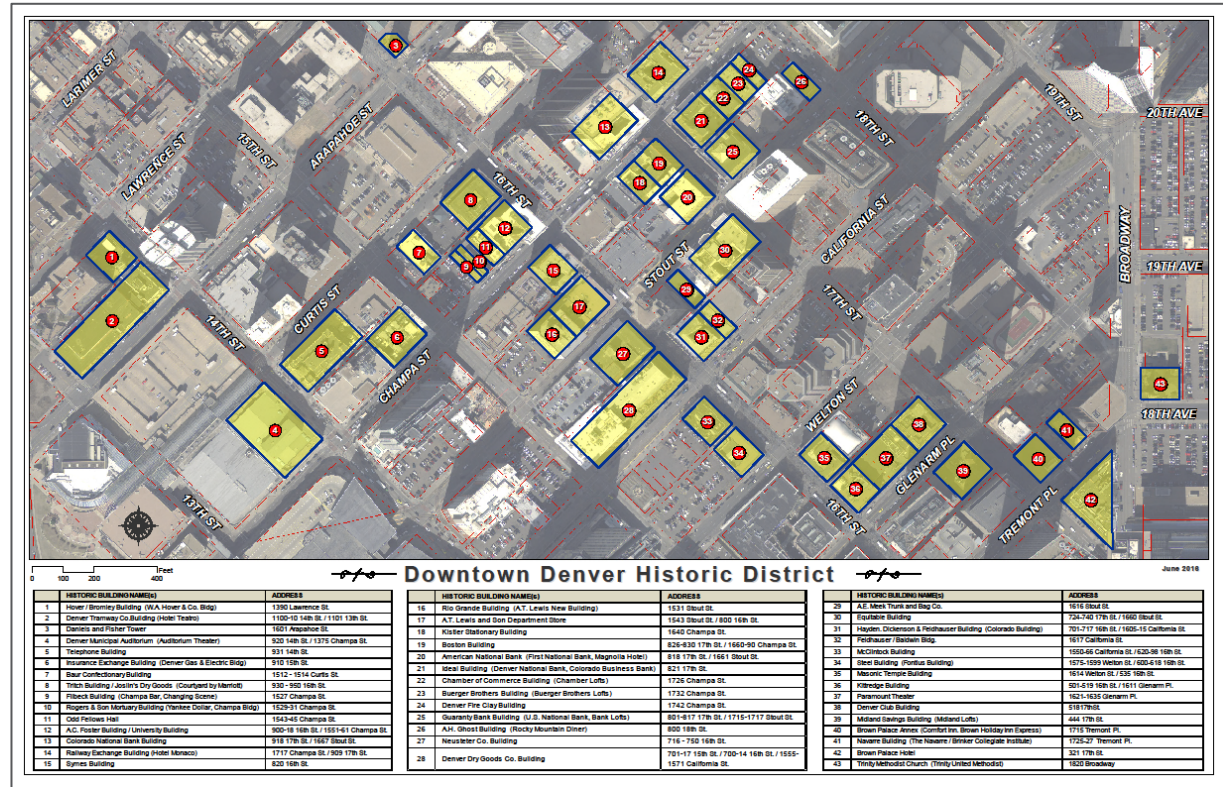
FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

Downtown Historic District Tax Rebate Program



- Established in 2000 following creation of Downtown Historic District
- Incentive for property owners to preserve and maintain historic buildings in Downtown core

- Eligibility: Only 42 properties in Downtown Historic District
 - Must be tax-paying entity
 - May not have outstanding DURA repayments
- Street elevation(s) must be in good repair
- Street elevation(s) must be in substantially original appearance
- Building systems must be in good repair
- Must have paid property taxes on time





Change an ambiguous eligibility criterion

- Current: Street elevation(s) must be “substantially original in appearance”.
- Change to: “substantially historic in appearance, or have alterations that complied with the landmark design guidelines at the time of alteration, or remain unaltered since designation of the historic district.”
- Will allow property owners who have not made changes since designation or who made changes based on Landmark design guidelines to be eligible for tax rebate

Change application and payment deadlines:

- Change CPD application deadline from September 1 to December 1
 - Will better align with Mayor’s budget proposal and City Council’s budget adoption timelines
- Change DOF payment deadline from September 1 to December 1 in year following certification
 - Will continue current 12-month period between application and payment



Difference from State Historic Preservation Tax Credit

Downtown Historic District Tax Rebate

- Only open to property owners of buildings in Downtown Historic District
- Tax rebate based on paid property taxes
- Program managed by CPD and DOF, city ordinance

State Historic Preservation Tax Credit

- Open to anyone who owns individual landmark or contributing building to ANY historic district
- Tax credit based on qualified rehabilitation expenses
- Program managed by History Colorado, state statute/rules & regs



DENVER
THE MILE HIGH CITY

Questions?

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**