

117TH CONGRESS  
1ST SESSION

# S. 2266

To amend the Internal Revenue Code of 1986 to improve the historic rehabilitation tax credit, and for other purposes.

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IN THE SENATE OF THE UNITED STATES

JUNE 24, 2021

Mr. CARDIN (for himself, Mr. CASSIDY, Ms. CANTWELL, and Ms. COLLINS) introduced the following bill; which was read twice and referred to the Committee on Finance

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## A BILL

To amend the Internal Revenue Code of 1986 to improve the historic rehabilitation tax credit, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*  
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Historic Tax Credit  
5 Growth and Opportunity Act of 2021”.

6 **SEC. 2. INCREASE IN THE REHABILITATION CREDIT FOR**  
7 **CERTAIN SMALL PROJECTS.**

8 (a) IN GENERAL.—Section 47 of the Internal Rev-  
9 enue Code of 1986 is amended by adding at the end the  
10 following new subsection:

1       “(e) SPECIAL RULE REGARDING CERTAIN SMALL  
2 PROJECTS.—

3               “(1) IN GENERAL.—In the case of any qualified  
4 rehabilitated building or portion thereof—

5                       “(A) which is placed in service after the  
6 date of the enactment of this subsection, and

7                       “(B) which is a small project,  
8 subsection (a)(2) shall be applied by substituting ‘30  
9 percent’ for ‘20 percent’.

10               “(2) MAXIMUM CREDIT.—The credit under this  
11 section (after application of this subsection) with re-  
12 spect to any project for all taxable years shall not  
13 exceed \$750,000.

14               “(3) SMALL PROJECT.—

15                       “(A) IN GENERAL.—For purposes of this  
16 subsection, the term ‘small project’ means any  
17 certified historic structure or portion thereof  
18 if—

19                               “(i) the total qualified rehabilitation  
20 expenditures taken into account for pur-  
21 poses of this section with respect to the re-  
22 habilitation do not exceed \$3,750,000, and

23                               “(ii) no credit was allowed under this  
24 section for either of the two immediately

1 preceding taxable years with respect to  
2 such building.

3 “(B) PROGRESS EXPENDITURES.—Credit  
4 allowable by reason of subsection (d) shall not  
5 be taken into account under subparagraph  
6 (A)(ii).”.

7 (b) EFFECTIVE DATE.—The amendment made by  
8 this section shall apply to periods after the date of the  
9 enactment of this Act, under rules similar to the rules of  
10 section 48(m) of the Internal Revenue Code of 1986 (as  
11 in effect on the day before the date of the enactment of  
12 the Revenue Reconciliation Act of 1990).

13 **SEC. 3. INCREASING THE TYPE OF BUILDINGS ELIGIBLE**  
14 **FOR REHABILITATION.**

15 (a) IN GENERAL.—Section 47(c)(1)(B)(i)(I) of the  
16 Internal Revenue Code of 1986 is amended by inserting  
17 “50 percent of” before “the adjusted basis”.

18 (b) EFFECTIVE DATE.—The amendment made by  
19 subsection (a) shall apply to taxable years beginning after  
20 December 31, 2020.

21 **SEC. 4. ELIMINATION OF REHABILITATION CREDIT BASIS**  
22 **ADJUSTMENT.**

23 (a) IN GENERAL.—Section 50(c) of the Internal Rev-  
24 enue Code of 1986 is amended by adding at the end the  
25 following new paragraph:

1           “(6) EXCEPTION FOR REHABILITATION CRED-  
 2           IT.—In the case of the rehabilitation credit, para-  
 3           graph (1) shall not apply.”.

4           (b) TREATMENT IN CASE OF CREDIT ALLOWED TO  
 5           LESSEE.—Section 50(d) of such Code is amended by add-  
 6           ing at the end the following: “In the case of the rehabilita-  
 7           tion credit, paragraph (5)(B) of the section 48(d) referred  
 8           to in paragraph (5) of this subsection shall not apply.”.

9           (c) EFFECTIVE DATE.—The amendments made by  
 10          this section shall apply to property placed in service after  
 11          the date of the enactment of this Act.

12       **SEC. 5. MODIFICATIONS REGARDING CERTAIN TAX-EXEMPT**  
 13                               **USE PROPERTY.**

14          (a) IN GENERAL.—Section 47(c)(2)(B)(v) of the In-  
 15          ternal Revenue Code of 1986 is amended by adding at the  
 16          end the following new subclause:

17                               “(III) DISQUALIFIED LEASE  
 18                               RULES TO APPLY ONLY IN CASE OF  
 19                               GOVERNMENT ENTITY.—For purposes  
 20                               of subclause (I), except in the case of  
 21                               a tax-exempt entity described in sec-  
 22                               tion 168(h)(2)(A)(i), the determina-  
 23                               tion of whether property is tax-exempt  
 24                               use property shall be made under sec-  
 25                               tion 168(h) without regard to whether

1                   the property is leased in a disqualified  
2                   lease (as defined in section  
3                   168(h)(1)(B)(ii)).”.

4           (b) EFFECTIVE DATE.—The amendments made by  
5 this section shall apply to property placed in service after  
6 the date of the enactment of this Act.

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