

## Are you considering these projects?

- Roof Repair and/or Replacement
- Chimney Repair and/or Replacement
- Window Restoration
- New Storm Doors/Windows
- Masonry Re-pointing
- Structural Repairs
- Architectural/Engineering/Consulting Fees
- Tool/Equipment Rental

These are considered **Qualified Rehabilitation Expenses (QREs)**.



## Contacts

For additional information on historic properties tax credits and other historic preservation information in Washington County, Maryland, please contact:

### Washington County Department of Planning and Zoning

747 Northern Avenue  
Hagerstown, Maryland 21742  
Phone: 240.313.2430  
Email: [askplanning@washco-md.net](mailto:askplanning@washco-md.net)

For information on historic properties tax credits, loans, or grants at the State or Federal level:

### Maryland Historical Trust

100 Community Place, 3rd Floor  
Crownsville, MD 21032  
Phone: (410) 697-9591  
Email: [mht.taxcredits@maryland.gov](mailto:mht.taxcredits@maryland.gov)

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## Technical Resources

### Washington County Design Guidelines for Historic Structures:

[wcmd.info/3VL5C3e](http://wcmd.info/3VL5C3e)

### Preservation Briefs (NPS):

[wcmd.info/3xHP2Jy](http://wcmd.info/3xHP2Jy)

### For more Customer Resources visit:

<https://www.washco-md.net/planning-zoning/historic-district-commission/historic-resources/>



Washington County  
MARYLAND



Historic Preservation

# TAX CREDITS

# Historic Preservation Tax Credits

Washington County's historic properties tax credits are a reduction in County property taxes.

## Why Participate in the Historic Tax Credit Program?

It provides a recuperation of costs associated with rehabilitation, restoration, or renovation of historic structures. When awarded for qualifying exterior updates, it offsets the costs to maintain building envelopes that are critical in the preservation of structures.

## What Work Is Eligible?

Rehabilitation, restoration or preservation to a structure that minimizes the destruction of the historic fabric and has a thoughtful and sympathetic design is eligible for a 25% credit.

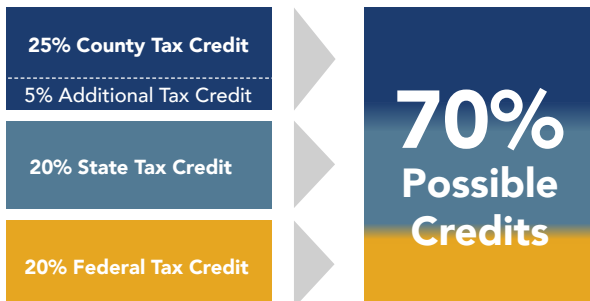
New construction attached to an existing historic structure is eligible for an additional 5% tax credit for the exterior work.

## When Should You Apply?

Application for credit **must** be submitted before work starts.

The County accepts equivalent applications. If a property owner is filing an application for State or Federal credits, a copy of that application can be submitted to the County for review at the local level.

## Stackable Credits



## Who Qualifies?

Residential or commercial property owners with property documented on the Maryland Inventory of Historic Properties may apply. Properties need to be in a qualifying geographic area (see below) before the credit work begins.

## Where Must the Qualifying Structures Be Located?

Structures must be within the Antietam Overlay (AO1 or AO2) district, or be a contributing structure to a surveyed and adopted Historic Rural Village (Antietam, Cavetown, Fairplay, Highfield, Leitersburg, Pen Mar, Ringgold, Rohrsersville, Sandy Hook, or Tilghmanton).

The property has had the Historic Preservation (HP) Overlay applied through a rezoning process. (HP Overlay rezoning applications are processed at no cost to the property owner).

Contributing structures located within Towns listed on the National Register of Historic Places with appropriate zoning and design guidelines also qualify.

For a full map, please visit the website.



Scan the QR Code!

<https://arcg.is/e5jCW>

## Application Process

The time to apply is during the project planning phase. The property owner **must** file the application **before** work starts.

### Initial Application

- Review by Staff for Qualifying Area
- Review by HDC for project appropriateness

### Work Begins

- Owner/Contractor records with progress photos
- Expenses and receipt records maintained

### Project Completion

- Owner notifies HDC of project completion
- Owner supplies photos of completed work
- Staff site visit (if needed)
- Owner provides final documentation of expenses

### Credit Review

- Owner notified of HDC meeting where documentation is reviewed; owner attendance is encouraged
- HDC reviews all information to determine eligible expenses

### Credit Applied

- Credit amount forwarded to Treasurer's Office for property bill updates.
- \*Note: Any unused credit will be carried over for up to 5 years or until expended.

Access the application here:  
<https://wcmd.info/3KSQwn1>

