

Federal Historic Preservation Tax Credit Report for Indiana

2026

The Federal Historic Preservation Tax Incentives program leverages significant private investment in communities through rehabilitation and reuse of certified historic buildings. In doing so, it creates jobs throughout multiple sectors, broadens the local tax base, and increases state and federal tax revenues. Tax credits equaling 20% of “qualified rehabilitation expenses” make development of historic buildings more affordable and provide important gap financing.

Since its inception in 1976, this program has leveraged more than \$249.6 billion of private investment, resulting in the rehabilitation of more than 49,000 historic properties nationwide and creation of more than 3.3 million jobs. In addition, the program more than pays for itself by generating \$1.25 for the U.S. Treasury for each \$1 of tax credit provided. This financial incentive has proven to be one of the nation’s most successful and cost-effective programs aimed at community revitalization.

PROJECT PROFILE

Nohr Building, Jasper – Multi-use commercial and apartments

The Nohr Building was constructed c. 1875 and is one of the oldest surviving buildings in Dubois County. The building has a sandstone foundation topped with hand-hewn logs and frame construction. Historic uses include a hotel and retail spaces, but the building had been vacant for approximately a decade before the recent rehabilitation.

The rehabilitation of the property using the tax credit program took place from 2021-2024. The \$298,500 project resulted in the rehabilitation of the building for use as a multi-use property with commercial space on the first floor and apartments on the second floor. Of note are the reinstallation of the historic decorative cornice and removal of non-historic siding.



Condition of the exterior of the Nohr Building before and after the rehabilitation work.

Federal Historic Preservation Tax Incentives

Administered by the National Park Service
and the Internal Revenue Service,

In partnership with Indiana’s State Historic Preservation Office:

Indiana Department of Natural Resources,
Division of Historic Preservation & Archaeology

DNR | Historic Preservation
Indiana Department of Natural Resources & Archaeology

Federal Rehabilitation Investment Tax Credit Projects Completed in Indiana from 1978 to 2025

District 1

Federally Certified Completed Projects:	5	Qualified Rehabilitation Expenses:	\$41,036,619
Housing Units Created or Rehabilitated:	225	Additional Project Costs:	\$7,999,853
Low/Mod. Income Housing Units Created:	197	Federal Tax Credits Provided:	\$8,207,324

District 2

Federally Certified Completed Projects:	38	Qualified Rehabilitation Expenses:	\$91,331,883
Housing Units Created or Rehabilitated:	428	Additional Project Costs:	\$15,651,798
Low/Mod. Income Housing Units Created:	305	Federal Tax Credits Provided:	\$18,266,377

District 3

Federally Certified Completed Projects:	49	Qualified Rehabilitation Expenses:	\$291,060,303
Housing Units Created or Rehabilitated:	508	Additional Project Costs:	\$99,040,539
Low/Mod. Income Housing Units Created:	389	Federal Tax Credits Provided:	\$58,212,061

District 4

Federally Certified Completed Projects:	47	Qualified Rehabilitation Expenses:	\$54,406,880
Housing Units Created or Rehabilitated:	479	Additional Project Costs:	\$7,450,714
Low/Mod. Income Housing Units Created:	236	Federal Tax Credits Provided:	\$10,881,376

District 5

Federally Certified Completed Projects:	19	Qualified Rehabilitation Expenses:	\$44,331,301
Housing Units Created or Rehabilitated:	240	Additional Project Costs:	\$13,479,119
Low/Mod. Income Housing Units Created:	137	Federal Tax Credits Provided:	\$8,863,445

District 6

Federally Certified Completed Projects:	80	Qualified Rehabilitation Expenses:	\$142,482,380
Housing Units Created or Rehabilitated:	944	Additional Project Costs:	\$27,580,492
Low/Mod. Income Housing Units Created:	629	Federal Tax Credits Provided:	\$28,496,476

District 7

Federally Certified Completed Projects:	165	Qualified Rehabilitation Expenses:	\$682,232,207
Housing Units Created or Rehabilitated:	3,911	Additional Project Costs:	\$143,385,930
Low/Mod. Income Housing Units Created:	1,403	Federal Tax Credits Provided:	\$136,446,441

District 8

Federally Certified Completed Projects:	53	Qualified Rehabilitation Expenses:	\$117,492,593
Housing Units Created or Rehabilitated:	678	Additional Project Costs:	\$15,400,588
Low/Mod. Income Housing Units Created:	439	Federal Tax Credits Provided:	\$23,498,519

District 9

Federally Certified Completed Projects:	55	Qualified Rehabilitation Expenses:	\$271,111,633
Housing Units Created or Rehabilitated:	371	Additional Project Costs:	\$68,796,416
Low/Mod. Income Housing Units Created:	305	Federal Tax Credits Provided:	\$54,222,327

Statewide Impact Since Program Inception:

Federally Certified Completed Projects:	511	Qualified Rehabilitation Expenses:	\$1,735,485,799
Housing Units Created or Rehabilitated:	7,784	Additional Project Costs:	\$398,785,449
Low/Mod. Income Housing Units Created:	4,040	Total Project Investments:	\$2.134 Billion

Total Federal Tax Credits Provided = \$347 Million

For more information about HISTORIC PRESERVATION TAX INCENTIVES at work in Indiana, please contact:
 Division of Historic Preservation & Archaeology
 402 W. Washington Street, Room #W274
 Indianapolis, IN 46204-2739