

Rehabilitated Historic Tax Credit

Attach to your income tax return

This form is to be used for certified rehabilitations completed on or after January 1, 2025.

Name			
Street and Number			
City or Town	County	State	Zip Code
Federal Employer I.D. No.			
Taxpayer's S.S. Number		Spouse's S.S. Number	

A separate form must be filled out for each certified structure.**Project Completion Date (from your Part B - Final Certification)**_____**To claim the** Historic Rehabilitation Tax Credit for a Historic Home, the following required documents must be attached:

1. This completed form (IT-RHC 2025),
2. Georgia Department of Community Affairs (GA DCA) Part B - Final Certification,
3. The property tax bill for the year immediately prior to the beginning of the 24-month (or 60-month) period,
4. The property tax bill for the year immediately after the beginning of the 24-month (or 60-month) period,

Historic Home (include the portion of a certified structure that is used as historic home)**Part A - Determination of Substantial Rehabilitation**

1. Amount of the qualified rehabilitation expenditures (from your GA DCA Part B - Final Certification) _____
2. Fair market value as determined by the county tax assessor at the beginning of the 24 month (or 60 month) rehabilitation period (as documented on your GA DCA Part B - Final Certification) _____
3. Percentage limitation _____ 50% _____
4. Multiply Line 2 by Line 3 _____
5. Dollar limitation _____ \$25,000 _____
6. Enter the lesser of Line 4 or Line 5 _____
7. If the result of subtracting Line 6 from Line 1 is zero or less, **STOP** -you have not met the substantial rehabilitation and are not eligible for this portion of the credit _____

Amount of the Credit

8. Amount from Line 1 _____
9. Credit limitation _____ 25% _____
10. Multiply Line 8 by Line 9 _____

Part B - Historic Home Located in a Target Area**Determination of Substantial Rehabilitation**

1. Amount of the qualified rehabilitation expenditures
(from your GA DCA Part B - Final Certification) _____
2. Dollar limitation _____ \$5,000
3. If the result of subtracting Line 2 from Line 1 is zero or less, **STOP**-you have
not completed a substantial rehabilitation and are not eligible for this portion of the
credit _____

Amount of the Credit

4. Amount from Line 1 _____
5. Credit limitation _____ 30%
6. Multiply Line 4 by Line 5 _____

Part C - Summary for Historic Home

1. Enter the total of Part A - Line 10 or Part B - Line 6 _____
2. Maximum Credit _____ \$100,000
3. Enter the lesser of Line 1 or Line 2 here and on your income tax return _____

Any unused historic rehabilitation tax credit for a historic home may be carried forward for ten years after the taxable year in which the certified rehabilitation was completed.

Any Other Certified Structure

To claim the Other Certified Structure, the following additional required documents must be attached:

1. An approved Form IT-RHC-AP,
2. For an early election under Part E, the Certificate of Occupancy

Part A - Determination of Substantial Rehabilitation

1. Amount of the qualified rehabilitation expenditures
(from your GA DCA Part B - Final Certification) _____
2. Adjusted basis of the certified structure at the beginning of the 24 month
(or 60 month) rehabilitation period. This amount is used to determine
gain or loss for federal income tax purposes (see Part B - Final Certification) _____
3. Dollar limitation _____ \$5,000
4. Enter the greater of Line 2 or Line 3 _____
5. If the result of subtracting Line 4 from Line 1 is zero or less, **STOP** - you
have not completed a substantial rehabilitation and are not eligible for this
portion of the credit _____

Amount of the Credit

6. Amount from Line 1 _____
7. Credit limitation _____ 25%
8. Multiply Line 6 by Line 7 _____

IT-RHC 2025 (Rev. 07/14/25)

If this project (certified rehabilitation of any other certified structure) creates 200 or more full-time, permanent jobs or \$5 million in annual payroll within two years of the placed in service date, then complete Part C (do not complete Part B). Taxpayer cannot complete both Part B and Part C for the same project (certified rehabilitation of any other certified structure).

Part B - Credit Amount for Any Other Certified Structure-\$5 million credit limitation

1. Enter the total of Part A - Line 8 _____
2. Maximum Credit _____ \$5,000,000
3. Enter the lesser of Line 1 or Line 2 _____

Part C - Credit Amount for Any Other Certified Structure-\$10 million credit limitation

1. Enter the total of Part A - Line 8 _____
2. Maximum Credit _____ \$10,000,000
3. Enter the lesser of Line 1 or Line 2 _____

Part D - Summary for Any other Certified Structure

1. Enter Part B - Line 3 **or** Part C - Line 3 _____
2. Preapproved amount of Historic Rehabilitation Tax Credit
for Any Other Certified Structure for the Current Tax Year _____
3. Enter the lesser of Line 1 or Line 2 _____
4. Georgia Income Tax Liability for Current Year _____
5. Current Year Credit Amount. Enter the lesser of
Line 3 or Line 4 here and on your income tax return _____

No unused historic rehabilitation tax credit for any other certified structure may be carried forward.

Part E - Election to Claim Preapproved 2027 or 2028 Credit on a 2026 Return (Georgia HB 360) Credit Adjustment

This section applies only to Any Other Certified Structure for Taxpayers electing to claim a pre-approved 2027 or 2028 Historic Rehabilitation Tax Credit on their 2026 Georgia income tax return in accordance with Georgia House Bill 360.

Are you electing to claim pre-approved 2027 or 2028 Historic Rehabilitation Tax Credits on your 2026 Georgia return under Georgia House Bill 360?

☐ Yes ☐ No

Entry 1: Year: _____ Certificate Number: _____ Certificate of Occupancy Date: _____

Entry 2: Year: _____ Certificate Number: _____ Certificate of Occupancy Date: _____

2027 Credit Adjustment (90%)

1. Original credit amount (preapproved for 2027) \$ _____
2. Multiply Line 1 by 0.90 - Adjusted 2027 credit to claim on 2026 \$ _____

2028 Credit Adjustment (85%)

1. Original credit amount (preapproved for 2028) \$ _____
2. Multiply Line 4 by 0.85 - Adjusted 2028 credit to claim on 2026 return \$ _____