

## State Brownfields Income Tax Credit Programs

State	Credit amount (% of cleanup costs)	Eligible expenditures	Eligible sites	Trans-ferable	Automatic vs. needs test or statewide cap	Variations in the amount of the credit	Website
	(cross column descriptions are cleanup AND redevelopment credits)						
Co.	50% - first \$100,000, 30% - 2nd \$100,000; 20% - 3 <sup>rd</sup> \$100.000	Site assessment and cleanup	In-state VCP	-	Automatic	Tax credit not applicable to expenses in excess of \$300,000	<a href="#">Co Brownfields Tax Credit</a>
Conn.	Up to 100% of investment costs with a \$100 million ceiling. Credit scheduled over 10 years.		1. Industrial site subject to contamination; 2. Community meets size and distress criteria, and 3. Minimum investment of \$5 million	yes	Statewide cap of \$500 million  Credit amount depends on needs test and impact analysis.	Lower minimum investment requirements (\$2 million) for historic preservation and mixed residential-commercial projects.	<a href="#">Industrial Site Investment Tax Credit</a>
Del.	\$650 credit for each \$100,000 of new investment, and \$650 for each new job, 15-year credit on gross receipts taxes		Located in a distressed area and creating at least 5 jobs	Yes	Automatic	Job credits are increased by \$250 per job for brownfields sites	<a href="#">Del. Qualified Investment in Targeted Areas</a>
Fla.	50% of total eligible solid waste removal costs, not to exceed \$500,000.	Site assessment and cleanup	Either sites with executed Brownfield or Voluntary Site Rehabilitation Agreements	Yes	Statewide Cap of \$2 million	<ul style="list-style-type: none"><li>▪ An additional 25% of eligible expenditures if the site used exclusively for affordable housing or for health care facilities;</li><li>▪ Bonus tax refund of \$2,500 for each new job</li></ul>	<a href="#">Fl Voluntary Cleanup Tax Credit Program</a>
Ill.	25% of remediation costs over \$100,000. Limit - up to \$40K/yr, \$150k per site.	Site assessment and remediation	Meets the state definition of a brownfields site	Yes	Automatic	The threshold of \$100,000 in column 1 is not applicable in enterprise zones.	<a href="#">Illinois Environmental Remediation Tax Credit</a>

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Iowa	12% to 15% of total investment costs for a greyfields site: 24% – 30% of total investment costs for a brownfields site			yes	Needs test and Statewide cap of \$5 million	The higher percentages are for sites that meet green building standards	<a href="#">House Bill 2687</a>
Ky.	Up to \$150,000	Site assessment and remediation	In-state VCP		Automatic	Also linked to property tax reduction	<a href="#">Ky Prownfields Program</a>
Mass.	25-50%	Site assessment and cleanup	Economically distressed area; response costs exceed 15% of assessed value	Yes	Automatic	The higher 50% credit is for “full” cleanups only – no use restrictions.	<a href="#">Tax credit provisions of the Brownfields Act (5/11)</a>
Miss	25% up to \$150,000 (\$40,000 annual ceiling)	Site assessment and remediation	Cleanup agreement w/ MDEQ	No	Automatic		<a href="#">Mississippi Brownfields Tax Credit</a>
Mo.	Up to 100% - need must be demonstrated	Site assessment, remediation, and demolition	Abandoned for 3 years and project creates 10 new or 25 retained jobs	Yes	Needs test and benefit analysis test	Note there is a separate program for job creation credits.	<a href="#">Mo. Brownfield Redevelopment Program and Remediation Tax Credit</a>
New Jersey	Reimbursement of up to 75% of eligible costs	Site assessment and remediation	Depends on state revenues from the site	No	Needs test	Reimbursement for up to 75% of the remediation costs	<a href="#">NJ Brownfield Contaminated Site Remediation Act</a>

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New York	<ul style="list-style-type: none"><li>• <u>Redevelopment Credits</u> - 10% - 12% of total development costs up to \$35 million or three times site prep costs, whichever is less</li><li>▪ <u>Site prep credits</u> – 22% to 50% of cleanup and site preparation costs depending on the extent of the cleanup</li><li>▪ <u>Environmental Insurance</u> - One-time credit of 50% (up to \$30,000) of environmental insurance costs</li></ul> All of the above is currently subject to a general deferral of all state tax credits over \$2 million.		Eligibility depends on completing a “Brownfields Cleanup Agreement” with the regulatory side of BCP.	Transferable to new owner only (the credit is fully refundable)	Automatic based on admission to the State Brownfields Cleanup Program, which has a set of criteria	<u>Redevelopment credits:</u> <ul style="list-style-type: none"><li>▪ manufacturing projects – up to \$45 million in credits or 6 times cleanup costs, whichever is less</li><li>▪ Additional 8% credit if located in distressed area</li><li>▪ Additional 2% credit if cleanup to an unrestricted use</li></ul> <u>Site prep credits:</u> <ul style="list-style-type: none"><li>▪ Higher percentages are for unrestricted use cleanups with residential re-use.</li></ul>	<a href="#">New York’s Re-structured Brownfields Tax Credit</a>
Wisc.	50%	Site assessment and remediation	In Community Development Zones (distressed areas)	No	Automatic		<a href="#">Wisc. Environmental Remediation Tax Credit</a>

### ***Redevelopment Economics***

*is a private consulting firm, specializing in brownfields and sustainable urban redevelopment. Some of our clients (public and private) are focused on state brownfields policies - incentive and regulatory programs. We produce information such as this chart as a public service to brownfield stakeholders and the brownfields industry. Please visit us at [www.redevelopteconomics.com](http://www.redevelopteconomics.com) or contact Ev Paull at 202-329-4282, [ev@redevelopteconomics.com](mailto:ev@redevelopteconomics.com).*