



STATE OF SOUTH CAROLINA  
 DEPARTMENT OF REVENUE  
**CREDIT FOR A CERTIFIED HISTORIC  
 RESIDENTIAL STRUCTURE**  
 Attach to your Income Tax Return

**SC SCH. TC-22**  
 (9/4/03)  
 3382  
**20**\_\_\_\_\_

Name As Shown On Tax Return

SS No. or Fed. EI No.

1. Amount of rehabilitation expenses incurred after 2002 (see instructions)..... \_\_\_\_\_
2. Enter 25% of Line 1..... \_\_\_\_\_
3. Enter 20% of line 2. This is your current year credit (See Instructions)..... \_\_\_\_\_
4. Allowable credit cannot exceed current year tax liability (See Instructions).  
 Enter this amount on the appropriate tax credit schedule..... \_\_\_\_\_
5. Subtract line 4 from line 3. This is your credit carryover to future years..... \_\_\_\_\_

**INSTRUCTIONS**

**LINE 1:**

Enter the amount of rehabilitation expenses for a certified historic residential structure that apply to the current taxable year, not including any carry-forwards. Rehabilitation expenses are defined below.

**LINE 2:**

The credit on this line is equal to 25% of the rehabilitation expenses for a certified historic residential structure located in South Carolina.

**LINE 3:**

The credit is claimed in equal installments over a 5-year period beginning with the year that the property is placed in service.

**LINE 4:**

Allowable credit cannot exceed the current year tax liability.

**LINE 5:**

Any unused credit from the current year may be carried forward for the succeeding 5 years. After five years, the credit expires.

For property placed in service after June 30, 2003, for costs paid in taxable years beginning after 2002, a nonrefundable income tax credit is available for qualified rehabilitation expenses for a certified historic residential structure located in South Carolina.

The credit is 25% of rehabilitation expenses, which must exceed \$15,000 within a 36-month period.

A taxpayer may not claim more than one credit on the same certified historic residential structure within 10 years.

A "**certified historic residential structure**" is an owner-occupied residence that is: (a) listed individually in the National Register of Historic Places; (b) considered by the State Historic Preservation Officer to contribute to the historic significance of a National Register Historic District; (c) considered by the State Historic Preservation Officer to meet the criteria for individual listing in the National Register of Historic Places; or (d) an outbuilding of an otherwise eligible property considered by the State Historic Preservation Officer to contribute to the historic significance of the property.

An "**owner-occupied residence**" is a building or portion of a building in which the taxpayer has an ownership interest, in whole or in part, in fee or by life estate or as the income beneficiary of a property trust, that is, after being placed in service, the residence of the taxpayer and is not: (a) actively used in a trade or business; (b) held for the production of income; or (c) held for sales or disposition in the ordinary course of the taxpayer's trade or business.

A property is "**placed in service**" when the rehabilitation is completed and allows for the intended use.

"**Rehabilitation expenses**" are expenses incurred by the taxpayer in the certified rehabilitation of a certified historic residential structure, and must be paid before the credit is claimed.

They include expenses for: (a) preservation and rehabilitation work done to the exterior of a certified historic residential structure; (b) repair and stabilization of historic structural systems; (c) restoration of historic plaster; (d) energy efficiency measures except insulation in frame walls; (e) repairs or rehabilitation of heating, air-conditioning, or ventilating systems; (f) repairs or rehabilitation of electrical or plumbing systems exclusive of new electrical appliances and electrical or plumbing fixtures; and (g) architectural and engineering fees.

They do not include: (a) the cost of acquiring or marketing the property; (b) the cost of new construction beyond the volume of the existing certified historic residential structure; (c) the value of an owner's personal labor; or (d) the cost of personal property.

The **State Historic Preservation Officer** can be contacted at the South Carolina Department of Archives and History.

**Before any work begins**, the taxpayer must allow the State Historic Preservation Officer to review all repairs, alterations, rehabilitation, and new construction on the certified historic residential structure and the property on which it is located. Repairs or alterations must be consistent with the Secretary of the Interior's Standards for Rehabilitation.

**After the work is completed**, the taxpayer must obtain certification from the State Historic Preservation Officer verifying that the completed project was rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation.

For a period of up to 5 years, additional work done by the taxpayer while the credit is being claimed must be consistent with the Secretary of the Interior's Standards for Rehabilitation. During this period the State Historic Preservation Officer may review additional work to the certified historic residential structure and has the right to inspect certified historic structures and certified historic residential structures. If additional work is not consistent with the Standards for Rehabilitation, the State Historic Preservation Officer will notify the taxpayer and the Department of Revenue in writing and the taxpayer will forfeit any unused portion of the credit, including carry-forward.

A taxpayer may appeal a decision of the State Historic Preservation Officer to a committee of the State Review Board appointed by the chairperson.

More information on tax credits is available at our website ([www.sctax.org](http://www.sctax.org)). More information on this credit is available at the website of the S.C. Department of Archives and History ([www.scdah.state.sc.us](http://www.scdah.state.sc.us)).

### **Social Security Privacy Act Disclosure**

It is mandatory that you provide your social security number on this tax form if you are an individual taking this credit. 42 U.S.C 405(c)(2)(C)(i) permits a state to use an individual's social security number as means of identification in administration of any tax. SC Regulation 117-201 mandates that any person required to make a return to the SC Department of Revenue shall provide identifying numbers, as prescribed, for securing proper identification. Your social security number is used for identification purposes.

### **The Family Privacy Protection Act**

Under the Family Privacy Protection Act, the collection of personal information from citizens by the Department of Revenue is limited to the information necessary for the Department to fulfill its statutory duties. In most instances, once this information is collected by the Department, it is protected by law from public disclosure. In those situations where public disclosure is not prohibited, the Family Privacy Protection Act prevents such information from being used by third parties for commercial solicitation purposes.