

Restoration Tax Abatement Program

Brief Description

The tax abatement program defers reassessment (after improvements) for five years. Taxes are then calculated based on the pre-renovation condition of the building. In some cases, an extension of five additional years is allowed (subject to local approval). Although this is a state program, each abatement must be approved by the New Orleans City Council. Further information is available at the state website at www.lded.state.la.us and at the City of New Orleans Economic Development Department at 565-8100.

Requirements

This incentive is open to all Louisiana businesses and homeowners with existing structures to be expanded, restored, improved or developed in qualifying locations, and as approved by the local governing authority.

If property taxes have been paid on the improvements a business or homeowner is not eligible to apply for the exemption.

Qualifying locations for properties include:

- Downtown Development Districts
- Historic Districts (includes properties listed on the National Register of Historic Places)
- Economic Development Districts*
**Different from Enterprise Zones and Economic Development Zones*

Eligible expenses:

- Building and materials
- Machinery and equipment (*only that which becomes an integral part of the structure*)
- Labor and engineering

Non-eligible expenses:

- Acquisition cost of the structure or land
- Movable and personal property

Applications

Advance notification is required, and the advance notification form can be found on the state website. There is a \$250 fee.

<http://www.opportunitylouisiana.com/incentives/restoration-tax-abatement>