

1 State of Arkansas
2 92nd General Assembly
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4

As Engrossed: H4/1/19

A Bill

HOUSE BILL 1800

5 By: Representative A. Davis
6

For An Act To Be Entitled

8 AN ACT TO CREATE THE ARKANSAS MAJOR HISTORIC
9 REHABILITATION INCOME TAX CREDIT ACT; TO CREATE THE
10 ARKANSAS MAJOR HISTORIC REHABILITATION TRUST FUND;
11 AND FOR OTHER PURPOSES.
12
13

Subtitle

14 TO CREATE THE ARKANSAS MAJOR HISTORIC
15 REHABILITATION INCOME TAX CREDIT ACT.
16
17
18

19 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:
20

21 SECTION 1. Arkansas Code Title 19, Chapter 5, Subchapter 11, is
22 amended to add an additional section to read as follows:

23 19-5-1150. Arkansas Major Historic Rehabilitation Trust Fund.

24 (a) There is created on the books of the Treasurer of State, the
25 Auditor of State, and the Chief Fiscal Officer of the State a trust fund to
26 be known as the "Arkansas Major Historic Rehabilitation Trust Fund".

27 (b) The Arkansas Major Historic Rehabilitation Trust Fund shall
28 consist of:

29 (1) Grants, donations, or transfers made by any person or
30 government agency or office;

31 (2) Any remaining balances in the Arkansas Major Historic
32 Rehabilitation Trust Fund carried forward from year to year; and

33 (3) Any other funds authorized or provided by law.

34 (c) The Arkansas Major Historic Rehabilitation Trust Fund shall be
35 used to offset the costs of the income tax credits allowed under the Arkansas
36 Major Historic Rehabilitation Income Tax Credit Act, § 26-51-1601 et seq., as



1 follows:

2 (1) By June 30 of each year, the Director of the Department of
3 Finance and Administration shall certify:

4 (A) To the Department of Arkansas Heritage the amount in
5 the Arkansas Major Historic Rehabilitation Trust Fund, which shall serve as
6 the maximum amount of Arkansas major historic rehabilitation income tax
7 credits that the department may approve for the next fiscal year; and

8 (B) To the Treasurer of State the amount of Arkansas major
9 historic rehabilitation income tax credits claimed during the current fiscal
10 year; and

11 (2) On July 1 of each year, the Treasurer of State shall
12 transfer the amount certified under subdivision (c)(1)(B) of this section to
13 the General Revenue Fund Account of the State Apportionment Fund to be
14 distributed as authorized under § 19-5-202(b)(2)(B)(iii). and

15
16 *SECTION 2.* Arkansas Code Title 26, Chapter 51, is amended to add
17 an additional subchapter to read as follows:

18 Subchapter 26 – Arkansas Major Historic Rehabilitation Income Tax Credit Act

19
20 26-51-2601. Title.

21 This subchapter shall be known and may be cited as the “Arkansas Major
22 Historic Rehabilitation Income Tax Credit Act”.

23
24 26-51-2602. Definitions.

25 As used in this subchapter:

26 (1) “Arkansas major historic rehabilitation income tax credit”
27 means the income tax credit allowed under this subchapter against the income
28 tax imposed by this chapter and the premium tax levied under §§ 26-57-601 –
29 26-57-605;

30 (2) “Certification of completion” means a certificate issued by
31 the Department of Arkansas Heritage certifying that a project is a certified
32 rehabilitation of an eligible property that qualifies for the Arkansas major
33 historic rehabilitation income tax credit;

34 (3) “Certified rehabilitation” means the total of appropriate
35 and approved rehabilitation work on an eligible property that results in a
36 substantial rehabilitation of an eligible property that has been issued an

1 eligibility certificate;

2 (4) "Eligible property" means property that is located in the
3 state that:

4 (A) Qualifies as a certified historic structure under 26
5 U.S.C. § 47, as it existed on January 1, 2019;

6 (B) Will qualify as a certified historic structure
7 following certified rehabilitation;

8 (C) Is listed in the National Register of Historic Places;

9 (D) Is designated as contributing to a district listed in
10 the National Register of Historic Places; or

11 (E) Is eligible for designation as contributing to a
12 district listed in the National Register of Historic Places following
13 certified rehabilitation;

14 (5) "Federal rehabilitation tax credit" means the federal tax
15 credit provided under 26 U.S.C. § 47, as it existed on January 1, 2009;

16 (6) "Holder" means the holder of a certification of completion
17 that is:

18 (A) A person, firm, or corporation subject to the income
19 tax imposed by this chapter; or

20 (B) An insurance company paying the premium tax on its
21 gross premium receipts;

22 (7) "Owner" means a person or an entity that owns eligible
23 property and is the initial recipient of the certification of completion from
24 the department;

25 (8) "Premium tax" means a tax levied under §§ 26-57-603 – 26-57-
26 605; and

27 (9) "Qualified rehabilitation expenses" means costs and expenses
28 incurred to complete a certified rehabilitation that are qualified
29 rehabilitation expenses under the federal rehabilitation tax credit or under
30 the Arkansas major historic rehabilitation income tax credit.

31
32 26-51-2603. Arkansas major historic rehabilitation income tax credit.

33 (a)(1) There is allowed an income tax credit up to the amount of tax
34 imposed by this chapter or the premium tax to a holder of an Arkansas major
35 historic rehabilitation income tax credit.

36 (2) The income tax credit allowed under subdivision (a)(1) of

1 this section is allowed only one (1) time in a two-year period for each
2 eligible property.

3 (b) The Arkansas major historic rehabilitation income tax credit shall
4 be in an amount equal to twenty-five percent (25%) of the total qualified
5 rehabilitation expenses incurred by the owner to complete a certified
6 rehabilitation.

7 (c)(1) The Department of Arkansas Heritage shall not issue Arkansas
8 major historic rehabilitation income tax credits for more than the amount
9 certified under § 19-5-1150(c)(1)(A).

10 (2) Any unused Arkansas major historic rehabilitation income tax
11 credits shall not be carried over to the following fiscal year for use by the
12 department.

13 (3) Any certification of completion that would cause the
14 Arkansas major historic rehabilitation income tax credit to exceed the
15 amounts listed in subdivision (c)(1) of this section during the fiscal year
16 shall be carried forward for consideration during the following fiscal year.

17 (d) The Arkansas major historic rehabilitation income tax credit shall
18 be available to an owner of an eligible property that:

19 (1) Completes a certified rehabilitation that is placed in
20 service after January 1, 2019;

21 (2) Has a minimum investment of one million five hundred
22 thousand dollars (\$1,500,000) in qualified rehabilitation expenses; and

23 (3) Is not receiving a tax credit under any other state law for
24 the same eligible property.

25 (e) Upon completion of a rehabilitation, the owner shall submit
26 documentation required by the department to verify that the completed
27 rehabilitation qualifies as a certified rehabilitation.

28 (f) If the department determines that a rehabilitation qualifies as a
29 certified rehabilitation and that the certified rehabilitation is complete,
30 the department shall issue a freely transferable certification of completion
31 specifying the total amount of the qualified rehabilitation expenses and
32 Arkansas major historic rehabilitation income tax credit allowed.

33 (g)(1) If the owner requests a review of the department's
34 determination under subsection (f) of this section, the owner shall submit a
35 written request for review of the determination.

36 (2) The owner shall submit the request in writing to the

1 department within thirty (30) days of the date of notification to the owner
2 of the determination.

3 (h)(1) The owner shall certify to the department the validity of the
4 costs and expenses claimed as qualified rehabilitation expenses and shall
5 maintain a record supporting the claim for at least five (5) years after the
6 issuance of the certification of completion.

7 (2) An owner's record supporting a claim for qualified
8 rehabilitation expenses may be reviewed by the department, the appropriate
9 tax collection authority, or a holder.

10
11 26-51-2604. Procedure to claim tax credit – Transferring credit.

12 (a)(1) A holder shall submit the certification of completion and
13 documents proving an assignment, if any, with the appropriate tax collection
14 authority at the time of filing the holder's income tax return or premium tax
15 return.

16 (2) The appropriate tax collection authority may refuse to
17 recognize the Arkansas major historic rehabilitation income tax credit
18 claimed if the holder fails to submit the certification of completion and any
19 assignment documents.

20 (b) The amount of the Arkansas major historic rehabilitation income
21 tax credit that may be used by a holder for a taxable year may equal but
22 shall not exceed the amount of income tax or premium tax due.

23 (c) A holder of an unused Arkansas major historic rehabilitation
24 income tax credit may carry forward part or all of an Arkansas major historic
25 rehabilitation income tax credit for five (5) consecutive taxable years to
26 apply against the holder's income taxes due or the holder's premium tax due.

27 (d)(1) An owner of an Arkansas major historic rehabilitation income
28 tax credit may freely transfer, sell, or assign part or all of the Arkansas
29 major historic rehabilitation income tax credit amount identified in the
30 certification of completion.

31 (2) A subsequent holder may transfer, sell, or assign part or
32 all of the remaining Arkansas major historic rehabilitation income tax
33 credit.

34 (e) An owner may sell the owner's eligible property after the issuance
35 of the certification of completion.

36 (f) An Arkansas major historic rehabilitation income tax credit

1 granted to a partnership, Subchapter S corporation, a limited liability
2 company taxed as a partnership, or multiple owners of property shall be
3 passed through to the partners, members, or owners respectively on a pro rata
4 basis or pursuant to an executed agreement among the partners, members, or
5 owners documenting an alternate distribution method.

6 (g)(1) A holder may use the Arkansas major historic rehabilitation
7 income tax credit to offset up to one hundred percent (100%) of the state
8 income taxes due or premium tax due from the holder.

9 (2) A holder is not required to have any ownership or other
10 interest in the eligible property for which an Arkansas major historic
11 rehabilitation income tax credit is claimed.

12 (3) An Arkansas major historic rehabilitation income tax credit
13 may be used up to its total amount by any holder without limitation and is
14 not subject to limits imposed by federal law or regulation on the use of
15 federal rehabilitation tax credits.

16 (h) An owner or holder that assigns part or all of an Arkansas major
17 historic rehabilitation income tax credit shall perfect the transfer by
18 notifying the Department of Arkansas Heritage and the appropriate tax
19 collection authority in writing within thirty (30) calendar days following
20 the effective date of the transfer and shall provide any information as may
21 be required by the department and the appropriate tax collection authority to
22 administer and carry out this subchapter and to ensure proper tracking of the
23 ownership of the unused Arkansas major historic rehabilitation income tax
24 credit.

25 (i)(1) Any consideration received for the transfer of an Arkansas
26 major historic rehabilitation income tax credit shall not be included as
27 income taxable by the State of Arkansas.

28 (2) Any consideration paid for the transfer of an Arkansas major
29 historic rehabilitation income tax credit shall not be deducted from income
30 taxable by the State of Arkansas.

31
32 26-51-2605. Fees.

33 (a)(1) The Department of Arkansas Heritage may charge a fee to
34 process:

35 (A) An application for an Arkansas major historic
36 rehabilitation income tax credit; and

1 (B) A request to record transfers of interests in an
2 Arkansas major historic rehabilitation income tax credit to other holders.

3 (2) The fee for processing an application for an Arkansas
4 historic rehabilitation income tax credit shall not exceed the lesser of one
5 percent (1%) of the amount of the Arkansas major historic rehabilitation
6 income tax credit applied for or seventy-five hundredths percent (0.75%) of
7 the amount of the Arkansas major historic rehabilitation income tax credit
8 transferred.

9 (b) A fee collected under this subchapter by the department shall be
10 considered cash funds of the department and shall be used for the
11 administration of this subchapter.

12
13 26-51-2606. Rules.

14 (a) The Department of Arkansas Heritage shall promulgate rules to
15 implement this subchapter that shall include criteria for the prioritizing of
16 the rehabilitation applications and that will stimulate the local economy
17 where the property is located, including without limitation the criteria that
18 the rehabilitation project will be prioritized in the following order:

19 (1) Result in the creation of a new business;

20 (2) Result in the expansion of an existing business;

21 (3) Establish or contribute to the establishment of a tourism
22 attraction as defined by the Department of Parks and Tourism;

23 (4) Contribute to the revitalization of a specific business
24 district; or

25 (5) Be a key property in the revitalization of a specific
26 neighborhood.

27 (b) The Department of Arkansas Heritage shall consult with the
28 Department of Finance and Administration, the Arkansas Economic Development
29 Commission, and the State Insurance Department in promulgating rules under
30 this subchapter.

31 (c) The Department of Parks and Tourism shall promulgate rules to
32 define a "tourism attraction" as provided in subdivision (a)(3) of this
33 section.

34
35 26-51-2607. Application period.

36 (a) The Department of Arkansas Heritage shall accept applications for

1 Arkansas major historic rehabilitation income tax credits under this
2 subchapter beginning July 1, 2020, and ending June 30, 2025.

3 (b) An Arkansas major historic rehabilitation income tax credit
4 approved under an application that was submitted on or before June 30, 2025,
5 may be claimed until it is exhausted or it expires.

6
7 SECTION 3. DO NOT CODIFY. Rules.

8 (a) When adopting the initial rules required under this act, the
9 Department of Arkansas Heritage shall file the final rules with the Secretary
10 of State for adoption under § 25-15-204(f):

11 (1) On or before January 1, 2020; or

12 (2) If approval under § 10-3-309 has not occurred by January 1,
13 2020, as soon as practicable after approval under § 10-3-309.

14 (b) The department shall file the proposed rules with the Legislative
15 Council under § 10-3-309(c) sufficiently in advance of January 1, 2020, so
16 that the Legislative Council may consider the rules for approval before
17 January 1, 2020.

18
19 */s/A. Davis*

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22 **APPROVED: 4/10/19**