



ZONING

Transfer of Development Rights

Historic properties in the downtown area may transfer a property's unused development rights to an area intended for higher-intensity development. For more information see BL2011-900 of the Code of Metropolitan Government of Nashville and Davidson County, Tennessee.

Detached Accessory Dwelling Units

Rental income can assist with the maintenance or rehabilitation of an historic home. For more information see section 17.12.120 of the Code of Metropolitan Government of Nashville and Davidson County, Tennessee.

Historic B&B Homestay

A property owner may choose to bring in additional funds by turning a building into a bed and breakfast. For more information see section 17.36.120 of the Code of Metropolitan Government of Nashville and Davidson County, Tennessee.

REHAB ASSISTANCE

Neighborhood Energy Works

Provides financial incentives for energy updates. For more information visit www.nashvilleenergyworks.org.

Rebuilding Together Nashville

Offers free home repairs for qualifying home owners. For more information visit www.rebuildingtogethernashville.org or call (615) 297-3955.

Habitat for Humanity

Habitat for Humanity's Nashville Chapter restores historic homes for families in need. The Habitat ReStore is a great resource for affordable salvaged and new materials. www.habitatnashville.org/

The Preserve Loan Program

The Tennessee Housing Development Agency assists help low- and moderate-income homeowners to make necessary home repairs with a low-cost loan program. For more information visit www.thda.org/singlefamily/preserve/preserve.html or call 615-815-2082.

Hands on Nashville

Facilitates volunteers to assist with community issues. For more information visit www.hon.org.

The Metropolitan Historic Zoning Commission and Historic Overlay regulations are established pursuant to Chapter 17.36 of the Zoning Ordinance for Metropolitan Nashville and Davidson County. Metropolitan Historic Zoning Commission Publication, June 2010, 1000 copies, this public document was promulgated at a cost of \$.07 per copy.



METROPOLITAN HISTORIC ZONING COMMISSION



PRESERVATION INCENTIVES

Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204

Phone: 615-862-7970
histlap1@nashville.gov
www.nashville.gov/mhc

PRESERVATION INCENTIVES



TAX INCENTIVES

Federal Historic Preservation Tax Credit for Rehab

Provides a 10% or 20% tax credit for the rehabilitation of qualifying properties. For more information visit www.nps.gov/history/hps/tps/tax/incentives/index.htm or call (615) 532-1550.

Preservation Easements

Qualifying properties are eligible to donate a preservation easement to Historic Nashville, Inc. An easement is a voluntary legal agreement in which a property owner grants the rights to their property's façade in exchange for a one-time tax deduction. For more information, visit www.historicnashvilleinc.org or contact easements@historicnashvilleinc.org

Energy Incentives

Tax credits are often available for home envelope improvements related to insulation, water heaters, and certain high efficiency heating and cooling equipment. For more information visit www.nespower.com/energy_incentives

Property Tax Relief/Exemption/ Freeze

Metro provides property tax assistance for persons over the age of 65, the disabled and veterans. For more information visit www.nashville.gov/trustee/faq.asp



LOANS

FHA Loans

The Department of Housing and Urban Development's Federal Housing Administration (FHA) has a flexible loan program that helps developers, investors, and families at all income levels to buy and restore properties in urban and rural historic districts. For more information visit www.hud.gov/offices/hsg/sfh/203k/203kmenu.cfm

National Trust Loan Fund

A certified Community Development Financial Institution which specializes in predevelopment, acquisition, mini-permanent, bridge and rehabilitation loans for residential, commercial and public use projects. For more information visit www.preservationnation.org/resources/find-funding/ or call (843) 722-8552.

National Trust Community Investment Corporation

NTCIC makes equity investments in the rehabilitation of historic properties eligible for the federal historic rehabilitation tax credit. For more information visit, www.preservationnation.org/resources/find-funding/ or call (843) 722-8552.



GRANTS

The National Trust Preservation Fund

NTPF offers several types of financial assistance to nonprofit organizations, public agencies, for-profit companies, and individuals involved in preservation-related projects. For more information visit www.preservationnation.org/resources/find-funding/ or call (843) 722-8552.

Federal Preservation Funds

Through our State Historic Preservation Office, the Federal government offers matching grants for projects such as historic resource surveys, preservation planning, and National Register of Historic Places nominations. For more information, visit http://tn.gov/environment/hist/federal/preservation_grants.shtml or call (615) 532-1550.