

ZONING

Detached Accessory Dwelling Units

Rental income can assist with the maintenance or rehabilitation of an historic home. Detached Accessory Dwelling Units are allowed in historic zoning overlays that are zoned R80-6, RM2-RM20-A, RM40-RM100A, OR20-OR40A and ORI-ORI-A.

www.nashville.org/mhc

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.

Historic Home Events

Historic buildings may be allowed an event use, if approved by the Board of Zoning Appeals as a special exception. See section 17.16.160.B of the Code.

Residential Use in IWD and IR

Historic buildings in these two types of industrial districts are allowed a multi-family use, in addition to other uses typically allowed. See section 17.16.030.E.9 of the Code.

BUSINESS INCENTIVES

Business Incentives: www.nashville.gov/Mayors-Office/Economic-and-Community-Development/Incentives.aspx

Preservation is environmentally, economically, socially and culturally sustainable. If that is not incentive enough to reuse building stock, this brochure provides a list of several federal, state and local financial and zoning incentives to encourage preservation.

Preservation:

- Protects and Increases Property Value
- Manages Growth and Change
- Protects Community Identity
- Fulfills City Sustainability Goals

Metropolitan Government is committed to preservation and uses design review of exterior changes as its primary tool to help preserve historic neighborhoods and sites. Historic Overlays do not prevent change but guide change. Decisions about appropriate types of alterations are based on:

- Secretary of Interior Standards
- Local Design Guidelines

METROPOLITAN HISTORIC ZONING COMMISSION

An agency of Metropolitan Government of Nashville and Davidson County, Nashville, TN 37201

3000 Granny White Pike
Nashville, TN 37204
Phone: 615-862-7970
historicalcommission@nashville.gov
www.nashville.gov



METROPOLITAN HISTORIC ZONING COMMISSION



PRESERVATION INCENTIVES

Preserving Neighborhoods and Protecting Nashville's Architectural Heritage.

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/tps/tax-incentives.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 nespower.com/content.aspx?page=escor

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/Tax-Freeze-Program.aspx

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/topics/buying_a_home

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 <http://forum.savingplaces.org/build/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, ntcic.com or call (202) 588-6436.

The Housing Fund

Provides down-payment assistance to purchase a home. For more information visit www.thehousingfund.org.

Habitat for Humanity

Habitat for Humanity offers 0% APR mortgage loans to low-income households for the purchase of homes built or renovated by Habitat. www.habitatnashville.org/

Tennessee Housing Development Agency

Provides down payment assistance and low-interest loans for qualifying buyers. thda.org/homebuyers/homebuyers or call 615-815-2082.

REHAB ASSISTANCE

Homeowner Rehab Loan Program

MDHA offers loans to correct health and safety issues. Eligible households must have an income less than 80% of Area Median income. www.nashville-mdha.org/housing-programs

Rebuilding Together Nashville

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

GRANTS

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 forum.savingplaces.org/build/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 www.tn.gov/environment/about-tdec/tennessee-historical-commission/redirect---tennessee-historical-commission/redirect---federal-programs-for-the-tennessee-historical-commission/preservation-grants. or call (615) 532-1550.

Save America's Treasures Grants

The National Park Service offers grant to save nationally significant properties. www.nps.gov/preservation-grants/sat/

National Fund for Sacred Places

Grants for houses of worship. For more information visit <https://fundforsacredplaces.org>.