
Certified Rehabilitation Certificate for Certified Historic Structures

General Purpose: An owner or general contractor uses this certificate to establish that services to real property being rendered by a general contractor or subcontractor are directly connected with a certified and substantial rehabilitation of a certified historic structure. Charges for that portion of the services to a qualifying project are not subject to sales and use taxes.

Services to real property include such services as: management, electrical, plumbing, paving, painting, staining, carpentry, roofing, siding, plastering, heating, air conditioning, ventilation, exterior sheet metal work, flooring, sandblasting, carpeting, masonry, wallpapering, and refuse removal services when rendered to industrial, commercial, or income-producing real property.

However, services to real property **do not** include: locksmith, landscaping and horticultural, window cleaning, maintenance, janitorial, exterminating, or swimming pool cleaning and maintenance services. Charges for these services are fully subject to sales and use taxes. See Conn. Agencies Regs. §12-407(2)(i)(I)-1(g)(2).

Contractors are consumers of tangible personal property physically incorporated into buildings being constructed or renovated by them. Sales of such property to contractors are retail sales subject to sales and use taxes.

If a subcontractor does not accept a resale certificate issued by the general contractor for the services to real property rendered to the general contractor by the subcontractor, the general contractor may issue this certificate to the subcontractor. If the subcontractor accepts a resale certificate, the general contractor does not issue this certificate.

Statutory Authority: Conn. Agencies Regs. §12-407(2)(i)(I)-1.

Instructions for the Service Recipient (Owner or General Contractor): An owner can sign and issue this certificate to advise its general contractor that sales and use taxes do not apply to all or a portion of the charges made by the general contractor for services rendered to the owner's certified historic structure. The general contractor, in turn, should sign and issue this certificate to its subcontractors to advise each subcontractor that sales and use taxes do not apply to all or a portion of the charges made by the subcontractor for services rendered to the general contractor. Keep a copy of the certificate and records that substantiate the information entered on this certificate for at least six years from the date it is issued. The owner must attach a copy of the listing of the building in the National Register or the certification by the Secretary of the Interior to the Secretary of the Treasury that the building is located in a registered historic district and is of historic significance to the district. The owner must also attach a copy of the application for certification by the Secretary of the Interior to the Secretary of the Treasury that the rehabilitation is consistent with the historic character of the building or the district in which the building is located.

Instructions for the Service Provider: Acceptance of this certificate, when properly completed, relieves the service provider from the burden of proving the services were rendered in the certified rehabilitation of a certified historic structure. The certificate is valid only if taken in good faith from the owner or general contractor. The good faith of the service provider will be questioned if the provider knows of facts that suggest the certificate is inaccurate. Keep this certificate and bills or invoices to the owner or general contractor for at least six years from the date the services were rendered. The bills, invoices, or records covering all charges made under this certificate must be marked to indicate the services were partially or totally exempted from sales and use taxes. The words "Exempt under CERT-102" satisfy the requirement.

For More Information: Call Taxpayer Services at 1-800-382-9463 (in-state) or 860-297-5962 (from anywhere). **TTY, TDD, and Text Telephone users** only may transmit inquiries anytime by calling 860-297-4911. Preview and download forms and publications from the DRS Web site at www.ct.gov/DRS

