



Removing the Expiration Date from the Brownfields Tax Credit

Massachusetts is generally considered to have one of the country's best Brownfields remediation assistance programs. In addition to limited funding for grants, loans, and a State subsidized insurance program, the Commonwealth offers a Brownfields Tax Credit. In 2006, non-profit organizations became eligible to qualify for credits and the credits were made transferable so they can be sold for cash.

Parties causing the pollution at Brownfields, or who own the real estate at the time of contamination, are barred from qualifying for these credits. They encourage and incentivize new "innocent" owners to clean up contamination on commercial and industrial properties, benefitting society in many ways.

Brownfields remediation efforts, encouraged by the credit, remove potential public health problems. New real estate investment, including affordable housing in our urban areas and commercial and industrial businesses that create and sustain jobs, is enhanced by cleaning and reusing these Brownfields. Local and State tax coffers benefit by restoring these properties to productive uses.

Under current law, this tax credit program will sunset at the end of 2011. Shortly, new real estate construction on Brownfields will be slowed if the credit is allowed to expire. Given the Commonwealth's clear policy to encourage the reuse of Brownfields, it makes sense to remove the sunset provision.

Removing the Sunset (Expiration) Date Now Will:

- Eliminate uncertainty in credit availability and encourage new real estate development on Brownfield sites in our cities and towns for business purposes
- Help eliminate public health hazards associated with Brownfields by cleaning up our contaminated properties
- Stimulate increased construction and permanent employment by enhancing the redevelopment of properties into productive businesses as well as among environmental remediation professionals and contractors
- Increase local property tax receipts through increased assessed valuations on improved Brownfield sites
- Diminish sprawl by encouraging the reuse of Brownfields sites in our cities
- Enhance affordable housing opportunities by encouraging the redevelopment of sites that are near existing infrastructure

Please Ask Your State Rep to Support Amendment #27/86 to H4820

Don't know your Rep? Look here: http://www.mass.gov/legis/city_town.htm