



WISCONSIN TRUST
for
HISTORIC PRESERVATION

AB 375: Helping Historic Buildings in Wisconsin Communities

A simple guide for legislators

What is AB 375?

AB 375 updates Wisconsin's **Historic Preservation Tax Credit**, a proven economic development tool.

This tax credit helps people invest private dollars to fix up **historic buildings** so they can be used again as housing, stores, offices, or community spaces. These projects create jobs, support downtowns, and strengthen local economies.

Historic buildings exist in **every part of Wisconsin** — in cities, suburbs, small towns, and rural communities.

What does AB 375 change?

As amended, AB 375 makes **two important improvements** to the tax credit:

1. Helps smaller projects move forward

- The bill allows smaller projects to qualify by lowering the minimum expenditure to **\$50,000**.
- This helps:
 - Small towns
 - Main Street buildings
 - Local owners and small businesses

Even small projects create **local jobs, revitalize downtowns**, and help bring buildings back into use.

2. Allows long-term redevelopment of large historic sites

- Some large historic properties reached the current **\$3.5 million limit** on state tax credits several years ago.
- Under current law, these sites **cannot use the credit again**, even decades later.
- AB 375 allows **new phases of redevelopment** on the same property **after 15 years**.

This helps large historic sites:

- Continue improving and adapting to needs over time
- Add housing, jobs, and services

- Avoid demolition or abandonment

Why is this bill needed?

Older buildings often sit at the **heart of our downtowns**. When they are reused, they help bring people, jobs, and activity back to Main Streets in communities across Wisconsin.

Many of these buildings can be refreshed and reused, including as **housing**, which is especially important at a time when many communities do not have enough homes. We cannot afford to let usable space sit vacant or underused.

To be reused or stay in use, older buildings may need updates such as roofs, windows, plumbing, wiring, or safety improvements. These updates cost money. The **State Historic Tax Credit** has long been a **proven economic development tool** that helps make private investment in these buildings possible.

When historic buildings are reused, communities also benefit by:

- Supporting local construction jobs
- Bringing life back to downtown areas
- Making use of buildings that already exist
- Keeping places that matter to local history

AB 375 helps ensure this proven tool continues to work for communities across Wisconsin.

What we ask legislators to consider

As you consider AB 375, we ask that you:

- **Support AB 375** as amended to help communities reuse historic buildings
- **Help move the bill forward** so these improvements can take effect
- **Recognize historic preservation as a practical economic development tool** that supports housing, jobs, and downtown revitalization

The bottom line

AB 375:

- Helps **small projects**
- Allows **long-term redevelopment**
- Supports **jobs and local economies**
- Preserves **buildings people care about**

This is a **practical update** that helps Wisconsin communities thrive.