



45L TAX CREDITS FOR RESIDENTIAL PROPERTY

WHAT IS THE 45L TAX CREDIT?

The 45L Tax Credit is available to single-family builders and residential developers for exceeding certain energy standards. The credit is \$2,000 per dwelling unit to be claimed in the tax year each unit is first sold or leased. The credit can be claimed for newly constructed and substantially renovated homes and apartments. Claiming the credit requires energy modeling, inspections, and certification from an eligible certifier.

Homes and apartments that were sold or leased in the past several years can still be used to claim the tax credits. Approved home inspection sampling methods allow for minimal disturbance to homeowners, and BRAYN can help with outreach.

WHO IS ELIGIBLE?

- Residential Developers
- Home Builders

- Apartments
 - Condominiums
 - Assisted Living
 - Single Family Homes
 - Manufactured Homes
- } < 4 stories

MULTI-FAMILY DEVELOPER CASE STUDY

Apartment #1 Built & Sold	2015
Total Units Sold	86
Apartment #2 Built & Leased	2016
Total Units Leased	92
Apartment #3 Major Renovation	2017
Units Leased After Renovation	95
Tax Credit Per Unit	\$ 2,000
Total Federal Tax Credits	\$ 546,000

BRAYN is a niche consulting firm that guides businesses to greater value through tax credits and incentives, such as R&D Tax Credits, Cost Segregation, 179D, 45L, and Fuel Tax Recovery. The BRAYNiacs are a team of lawyers, engineers, and accountants with extensive industry experience hailing from Big-4 and other national consulting firms. At BRAYN, we focus on building quality relationships where we are a key partner in driving business prosperity.

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