

Brownfield Redevelopment Tax Credit Rate Structure:
For the site preparation, on-site groundwater remediation, and tangible property credit components

The tax credit for each component is computed by multiplying the qualified eligible costs by the applicable rate given below in percentages. These percentage rates are based on the acceptance date of qualified sites in the Brownfield Cleanup Program (BCP).

Rate Structure	Sites Accepted into BCP prior to 6/23/08	Sites Accepted on or after 6/23/08 but before 7/1/15	Sites Accepted into BCP on or after 7/1/15 ¹
Tangible Property Component²			
Base Rate	10%/12% ³	10%/12% ³	10%
Track 1 Remediation	+2%	+2%	+5%
50%+ of site in Environmental Zone (En-Zone) ⁴	+8%	+8%	+5%
Brownfield Opportunity Area (BOA) ⁵		+2%	+5%
Affordable Housing			+5%
Manufacturing			+5%
Site Preparation/Groundwater Remediation Components			
Unrestricted Use	The rates above apply to all three components; there are no separate rates for these categories.	50%	50%
Residential Use		40%	40%
Commercial Use		33%	33%
Industrial Use		27%	27%
Residential – Track 4		28%	28%
Commercial – Track 4		25%	25%
Industrial – Track 4		22%	22%

¹Maximum tangible property component rate capped at 24%

²The tangible property component for sites accepted on/after 6/23/08 is capped at the lesser of:

- \$35 million or 3x site prep/groundwater components; or
- \$45 million or 6x site prep/groundwater components if the site is used in manufacturing.

³10% is the PIT rate; 12% is the corporate rate

⁴En-Zones are areas designated by the New York Department of Labor that meet certain poverty and unemployment standards.

⁵BOAs (Brownfield Opportunity Areas) are determined by the Department of State.