



Commonwealth of Massachusetts  
Executive Office of Energy & Environmental Affairs

# Department of Environmental Protection

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## Brownfields Tax Incentives

*Reformatted December 2017*

### State

The [Brownfields Tax Credit Program](#) provides a tax credit of up to 50% after a cleanup is completed, and 25% for a cleanup that uses an Activity and Use Limitation (AUL). The party taking the credit must be an [eligible person](#), and the project must be located in an [EDA](#). In 2013, the deadline for eligible cleanup costs was extended to January 1, 2019. In addition, the tax credit may now be transferred, sold or assigned to another eligible person or to a nonprofit organization. Please complete a [Brownfields Credit Application](#)  to take advantage of this credit.

The Municipal Tax Abatement Program allows municipalities to negotiate back taxes, including interest, with developers undertaking brownfields projects. A municipality must adopt a by-law before negotiating agreements with developers.

The Economic Development Incentive Program (EDIP), administered by the Massachusetts Office of Business Development (MOBD), offers tax and other incentives to attract new businesses in targeted areas. The following benefits are available under this program:

5% Investment Tax Credit;  
10% Abandoned Building Tax Deduction; and  
Local real estate tax incentives such as Tax Increment Financing (TIF) or Special Tax Assessment (STA).

The site must be located in a state designated to be eligible for these incentives.

A 20% [state Historic Tax Credit](#) is available for projects on the state Register of Historic Places that meet eligibility requirements.

This information is available in alternate format. Contact Michelle Waters-Ekanem, Director of Diversity/Civil Rights at 617-292-5751.  
TTY# MassRelay Service 1-800-439-2370  
MassDEP Website: [www.mass.gov/dep](http://www.mass.gov/dep)

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