



## Fact Sheet:

### Historic Districts and Designations

**National Register of Historic Places:** Often referred to simply as the National Register, this is an official list of the Nation's historic places worthy of preservation. It was authorized by the National Historic Preservation Act of 1966 and is administered by the National Park Service in partnership with U.S. states and territories. Property is first *nominated* for inclusion before being officially *listed* on the National Register. This process requires historic documentation and that establishes a *criteria* for listing and a *period of significance* (usually a year or span of time more than 50 years past). The National Register includes both *individual listings* of a single site or building as well as *districts* comprised of multiple contiguous properties with some common history. In these districts, buildings may be designated as *contributing* or *non-contributing*; the former being those of sufficient age and physical *integrity* to meet the criteria for listing. Inclusion on the National Register does not impose any restriction on the use, alteration or demolition of a property by its lawful owner.

**National Historic Landmarks:** This designation is reserved for only the most significant and thoroughly documented historic places included on the National Register. It does not provide additional safeguards or impose restrictions except in the context of Section 106 of the National Historic Preservation Act pertaining to federally funded projects.

**Georgia Register of Historic Places:** State law does authorize the Georgia Division of Historic Preservation to maintain a state register. Functionally, however, this list is identical to the National Register.

**Local Historic Districts:** Georgia law authorizes local governments to establish *preservation commissions* with a mandate to inventory, identify and designate *historic districts* and individual *historic properties*. The same law also details a process for designation that includes public notice and hearings. Owners of property that is locally designated may be required to obtain permission from the local preservation commission in the form of a *certificate of appropriateness* before making exterior alterations, including partial or complete demolition.

**Preservation Easements and Covenants:** Unlike government designations, preservation easements are private legal agreements between the donor and a qualified not-for-profit entity. The donor may qualify for a tax deduction based on the value of their donation, provided the easement

is perpetual. Covenants are restrictions applied to a property by the seller. When rehabilitated historic property is sold by a not-for-profit entity with a preservation mission, the seller may use the right to review and approve or reject alterations to the property using covenants which convey with the deed to any future buyer. An owner who violates the terms of an easement of covenant may be subject to legal action.

	National Register of Historic Places	National Register "Eligible"	Local Historic District or Historic Property	Preservation Easements
<b>Federal Historic Tax Credit</b>	Y	with nomination		
<b>State Historic Tax Credit</b>	Y	with nomination		
<b>Local Property Tax Freeze</b>	Y	with nomination		
<b>Design Review</b>			Y	Y
<b>Demolition Review</b>			Y	Y
<b>Federal Section 106</b>	Y	Y		
<b>Ga. Environmental Review</b>	Y	Y		
<b>CLG Grants to Locality</b>			Y	
<b>NPS Preservation Grants</b>	Y	Y		