TENNESSEE FRANCHISE & EXCISE TAX EXEMPTIONS
Qualified Low-Income Community Historic Structures

Updated November 2020
Qualifications

- Tenn. Code Ann 67-4-2008 (17)

- Entity owns an interest in or is a lessee of a qualified low-income housing historic structure

- Entity has no business operations or assets other than its investment or lease in the qualified low-income community historic structure, business operations incidental to such investment or lease, and de minimis other operations and assets

- Must attach a copy of the approval received under 26 U.S.C. §§ 47 and 45D
Registration

- Must file an application for exemption on form FAE 183, Application for Exemption/Annual Exemption Renewal, in order to receive the exemption.

- Must attach a copy of the approval received under 26 U.S.C. §§ 47 and 45D.
Move to renewal slide
Robyn Meeks, 11/13/2020
Annual Exemption Renewal

- The annual renewal is filed on form FAE 183
  - This form with the appropriate sections completed must be submitted by the 15th day of the fourth month following the close of the entity’s taxable year

- Entities requesting an extension for federal income tax are automatically granted an extension

- If the entity does not meet the exemption requirements in any given year, it is taxable on all activities for that year
  - A completed franchise and excise tax return (FAE170) must be filed electronically with payment of any taxes due by the 15th day of the fourth month following the close of the taxable year
Resources

- Application for Exemption/Annual Exemption Renewal
- Franchise and Excise Tax Return, Form 170
- Tenn. Code Ann § 67-4-2008
- Internal Revenue Code 26 U.S.C. §§ 47 and 45D
THANK YOU