

## Housing Tax Credit Program Statement of Election of Gross Rent Floor (Bond-Financed Building)

IRS Revenue Procedure 94-57 allows the owner/taxpayer to fix the date of the gross rent floor to be either:

- 1. the Credit Allocation date, or
- 2. the Placed-In-Service date.

In past years, some county median incomes have decreased during the years between these dates, thereby reducing the maximum allowable rent.

For a bond-financed building, the IRS will treat the gross rent floor in section 42(g)(2)(A) as taking effect on the date an Agency initially issues a Determination Letter for the building.

However, if the owner/taxpayer designates it as such, the IRS will treat the gross rent floor as taking effect on the second option: a building's Placed-In-Service date. If this option is chosen, the owner/taxpayer must also inform the Agency that issued the Determination Letter no later than the Placed-In-Service date.

**Instructions:** Owners/taxpayers of qualified Housing Tax Credit projects (bond-financed building) must complete this form to notify Minnesota Housing of the date the gross rent floor in section 42(g)(2)(A) of the Internal Revenue Code takes effect.

Minnesota Housing must receive this election form by the date the project is Placed-In-Service. If no election is made or if election form(s) are not received by that deadline, then the gross rent floor date will automatically be fixed by Minnesota Housing to be the date Minnesota Housing initially issued its Determination Letter.

Statement should be submitted via Box and Multifamily Customer Portal.

Questions may be directed to tamara.wilson@state.mn.us or 1.800.657.3647/651.296.4451.

	ta Housing), the housing credit agency for the State of Minnesota as
	e, has issued its Preliminary Determination Letter for tax credits for s referenced in the Housing Tax Credit Program Preliminary
	tion Letter). The owner of the project identified in the Determination
Letter is (the owner/taxpayer).	
the building, which is part of the referenced proje	rsuant to IRS Revenue Procedure 94-57, to fix the gross rent floor for ct, at the allowable rents on the elected date identified below. The s binding upon the owner/taxpayer and all successors in interest to the
The owner/taxpayer elects the gross rent floor for	the building(s) described as:
BIN (Building Identification Number)	Address
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<del></del>	
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<u> </u>	
<del></del>	<del></del>
(Attach separate sheet if more space is required.)	
To be fixed as taking effect on the elected date of	(check only one option):
☐ The date Minnesota Housing initially issued th☐ The Placed-In-Service date	e Determination Letter
Acknowledged, agreed, and accepted this	lay of , .
Owner/Taxpayer:	
Page 1	
Ву:	Signature
	To a large and Title
	Type/Print Name and Title
STATE OF MINNESOTA )	
COUNTY OF)	
On this day of , 20 , , being (s)he executed the above document for the purpo	ing first duly sworn and to me personally known, acknowledged that sees recited therein.
	Notary Public, State of Minnesota
	My Commission Expires:

HTC 34 Gross Rent Floor Election Form