



GEORGIA DEPARTMENT  
of COMMUNITY AFFAIRS

## WHAT IS A RURAL ZONE TAX CREDIT?

This initiative by the Georgia Department of Community Affairs (DCA) provides tax credits to individuals and businesses creating jobs and making qualifying investments within the historic downtown areas. The purpose behind the the RURAL Zone designation is to assist in the revitalization of our community by incentivizing new businesses to come to downtown Dallas. By creating new jobs, investing in commercial property, and restoring historic buildings through incentives, downtown entrepreneurs can move forward.

### RURAL ZONE TAX CREDIT BENEFITS

- Downtown Revitalization
- Investment Stimulation
- Job Creation Opportunities
- Retail Opportunities
- Up to five-year tax credit on jobs created



## DOWNTOWN DALLAS RURAL ZONE

**Business Development Office**  
770-443-8108  
200 Main Street  
Dallas, GA 30132

**Learn how investing in  
downtown Dallas can  
earn you tax credits!**

# R.U.R.A.L ZONE

Revitalizing Underdeveloped Rural Areas Legislation



## AVAILABLE TAX CREDITS

### 1 JOB TAX CREDIT

\$2,000 credit per new full-time equivalent job, minimum of 2

### 2 REHABILITATION TAX CREDIT

Equivalent to 30% of the qualified rehab cost, not to exceed \$150,000

### 3 INVESTMENT TAX CREDIT

Equivalent to 25% of the purchase price, not to exceed \$125,000

## HOW IT WORKS

Contact your CPA

Identify the property of interest inside the RURAL Zone

Prove eligibility of acquisition by keeping track of closing documents

Prove redevelopment by documenting renovations

Document all jobs created. This is required for this tax credit

Fill out your rural zone form from the city and submit to the city

Enjoy your money. It comes as a credit on your tax return.

## FREQUENTLY ASKED QUESTIONS

- Are tax credits sellable or transferable? No.
- Can I combine this job tax credit with other tax credits like the Tier credits, Military Zone credits, or Opportunity Zone credits? No, you cannot combine the job tax credits. However, if the new jobs are located within an OZ, the business can decide whether to take the OZ job tax credit or the RURAL Zone tax credit.
- If the business cannot use all its tax credits, can it receive a refund? No.
- If the business's number of employees fall below the required two FTE jobs, what happens? You will not be penalized for previous tax credits but you will be ineligible to keep claiming credits moving forward.
- Do I have to have the exterior changes to my building approved? If your building is located within the historic district, you will have to meet the rehab standards for the RURAL Zone program.

**For more information,  
contact the Business  
Development Office  
770-443-8108**