

Bay East Consumer Guide

Buying a Historic Property

What to know before owning a piece of history



"Every historic home has a story. Make sure you know the next chapter before you buy."

Getting Started

Is It Actually Historic?

A home may be considered historic if it:

- Is typically 50+ years old
- Has architectural or cultural significance
- Is on the National Register of Historic Places
- Is located within a historic district

 Historic designation can affect future renovations, maintenance, and resale.



Before You Renovate

Not every project is as simple as picking a paint color.

You may need approval before:

- Replacing windows/Exterior surfaces
- Installing solar panels
- Building additions

 Local preservation boards review exterior changes to protect a home's historic character.



What Should You Inspect?

Historic homes can come with hidden surprises.

Look closely at:

- Electrical systems
- Plumbing
- Foundations
- Insulation
- Lead paint
- Asbestos

✓ Consider hiring an inspector experienced with older homes.



Preservation Can Come With Perks

Some historic homeowners may qualify for:



Tax credits



Low-interest restoration loans



Grants



Federal preservation incentives



Check with your local planning department or State Historic Preservation Office to learn what's available.



We're Here to Help

A Bay East REALTOR® can help you:

- ✓ Research historic designations
- ✓ Understand renovation restrictions
- ✓ Connect with local resources and professionals